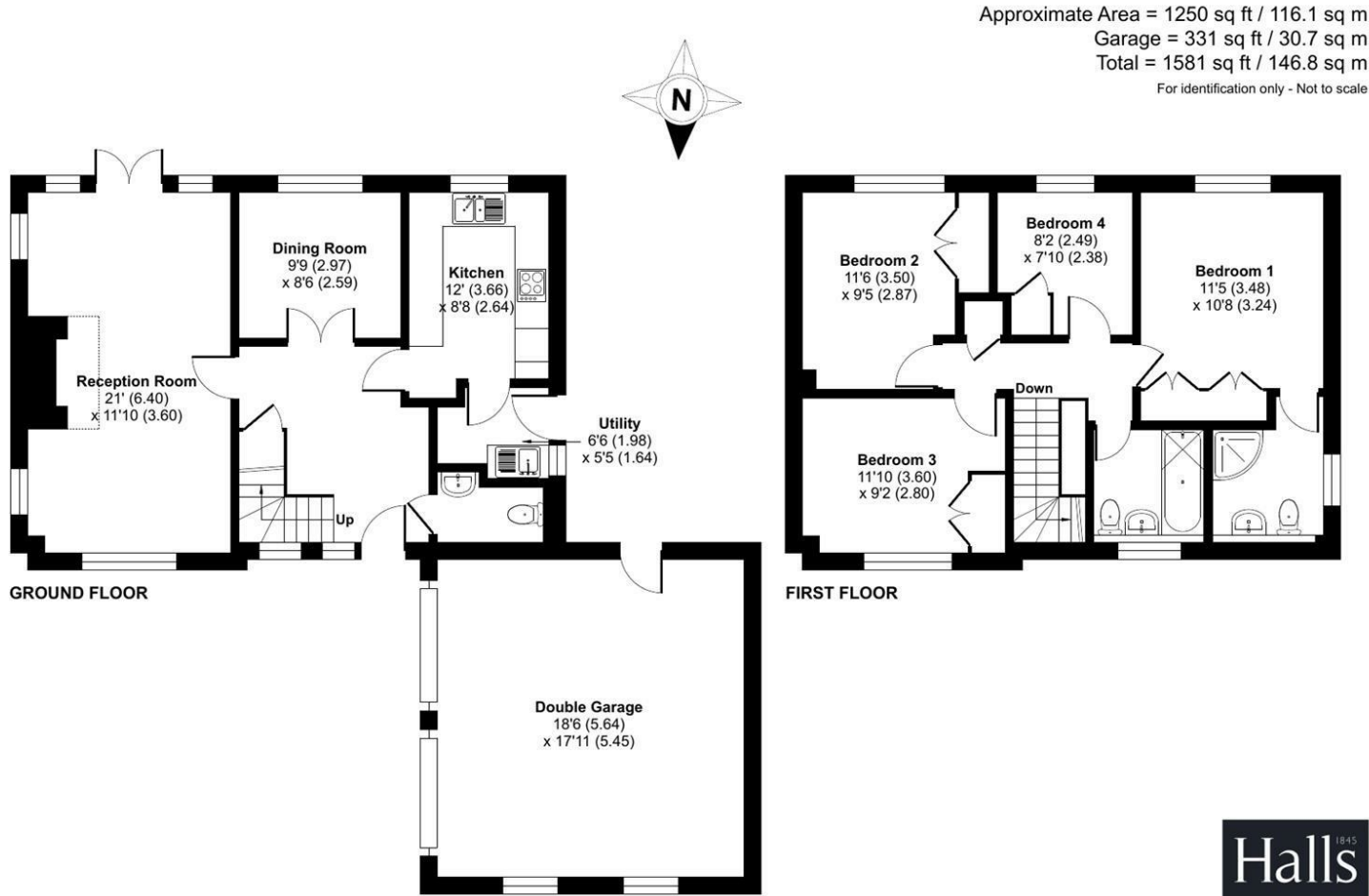


FOR SALE

4 College Close, Tetchill, Ellesmere, Shropshire, SY12 9EY



FOR SALE

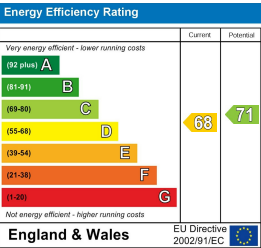
Offers in the region of £375,000

4 College Close, Tetchill, Ellesmere, Shropshire, SY12 9EY

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well proportioned four-bedroom detached family home boasting driveway parking, double garage, and attractive gardens, peacefully situated within a select development of homes in the tranquil north Shropshire village of Tetchill.



01691 622602


**Ellesmere Sales**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com





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Ellesmere (3 miles), Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles).

All distances approximate

  
2 Reception Room/s

  
4 Bedroom/s

  
2 Bath/Shower Room/s





- Detached Family Home
- Master with En-Suite
- Driveway and Double Garage
- Attractive Gardens
- Select Development of Homes
- Peaceful Village Setting

**DESCRIPTION**  
Halls are delighted with instructions to offer 4 College Close in Tetchill for sale by private treaty.

4 College Close is a deceptively spacious four-bedroom detached family home which provides around 1,250 sq ft of thoughtfully arranged living accommodation arranged across two floors.

The property is situated within a comfortably sized plot which, at present, provides, to the front, ample parking for a number of cars, this leading on to a double garage. The rear gardens have been well maintained and feature an expanse of shaped lawn bordered by established floral and herbaceous beds, alongside a paved patio area.

**SITUATION**  
4 College Close is situated within a select development of homes in the quaint rural village of Tetchill, which lies amongst the rolling fields of the north Shropshire landscape and, as such, provides excellent opportunities for country walks whilst remaining convenient for access to the lakeland town of Ellesmere, which sits around 2 miles to the north and provides a respectable range of day to day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and a range of independent shops. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and can both be reached, by car, in around 30 minutes, and offer a more comprehensive range of amenities.

**SCHOOLING**  
The property is convenient for a number of well-regarded state and private schools, including Lakelands Academy, Ellesmere Primary School, Welshampton C of E Primary, Criftins C of E Primary, Cockshutt C of E Primary, Oswestry School, The Corbet School, Adcote School for Girls, and Moreton Hall. The property is particularly well located for access to Ellesmere College, which lies under a mile away.

**THE PROPERTY**  
The property provides principal access via a front door which opens into an impressive Entrance Hall, where stairs rise to the first floor with a useful storage cupboard beneath, and a door leads to the right into a ground floor Cloakroom. Turning left from the Entrance Hall, one enters a welcoming Living Room, this featuring dual-aspect windows alongside French doors which exit directly onto the gardens; the room provides ample space for seating and entertaining, all arranged around a centrally positioned exposed-brick fireplace.

Turning right from the Entrance Hall, access is provided into a Kitchen, which boasts a selection of fitted base and wall units, alongside a window overlooking the attractive gardens and a selection of integrated appliances, with a further door leading through to useful Utility Room with space for white goods and a secondary access door. Completing the ground floor accommodation, and accessed from the Entrance Hall, is a versatile Dining Room, ideal for more formal occasions or for use as a Family Room or Study.

Stairs rise from the Entrance Hall to a first floor landing with recessed Airing Cupboard, from where doors provide access into four comfortably proportioned Bedrooms, each benefitting from integrated storage and with the Master boasting an adjoining En-Suite Shower Room. The remaining Bedrooms are served by a family Bathroom which comprises a panelled bath, low-flush WC, and hand basin.

**OUTSIDE**  
The property is approached over a double-width tarmac driveway with ample space for a number of vehicles, this leading on to a double Garage (approx. 5.64m x 5.45m) with two vehicular access doors, pedestrian side door, and with power and light laid on.

The rear gardens are a notable feature of the property and have been well maintained, whilst benefitting from a slightly elevated positioned with views across this charming village. At present, the gardens provide an expanse of shaped lawn joined by an attractive paved patio area, the latter representing an ideal space for outdoor dining and entertaining, all bordered by established floral and herbaceous beds.

**THE ACCOMMODATION COMPRISES**  
- Ground Floor -  
Entrance Hall:  
Living Room: 6.40m x 3.60m  
Dining Room: 2.97m x 2.59m  
Kitchen: 3.66m x 2.64m  
Utility Room: 1.98m x 1.64m  
Cloakroom:

- First Floor -  
Bedroom One: 3.48m x 3.24m  
En-Suite:  
Bedroom Two: 3.50m x 2.87m  
Bedroom Three: 3.60m x 2.80m  
Bedroom Four: 2.49m x 2.38m

**W3W**  
///richer.aquatics.crusaders

**DIRECTIONS**  
Leave Ellesmere via Birch Road, continuing over the canal bridge for around 1.5 miles until entering the village of Tetchill where a right hand turn leads into College Close, with number situated on the right and identified by a Halls "For Sale" board.

**SERVICES**  
We understand that the property has the benefit of mains water and electricity. Drainage is to a communal bio-disc and the heating is oil-fired.

**TENURE & POSSESSION**  
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY**  
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

**COUNCIL TAX**  
The property is in Band 'D' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 662602.