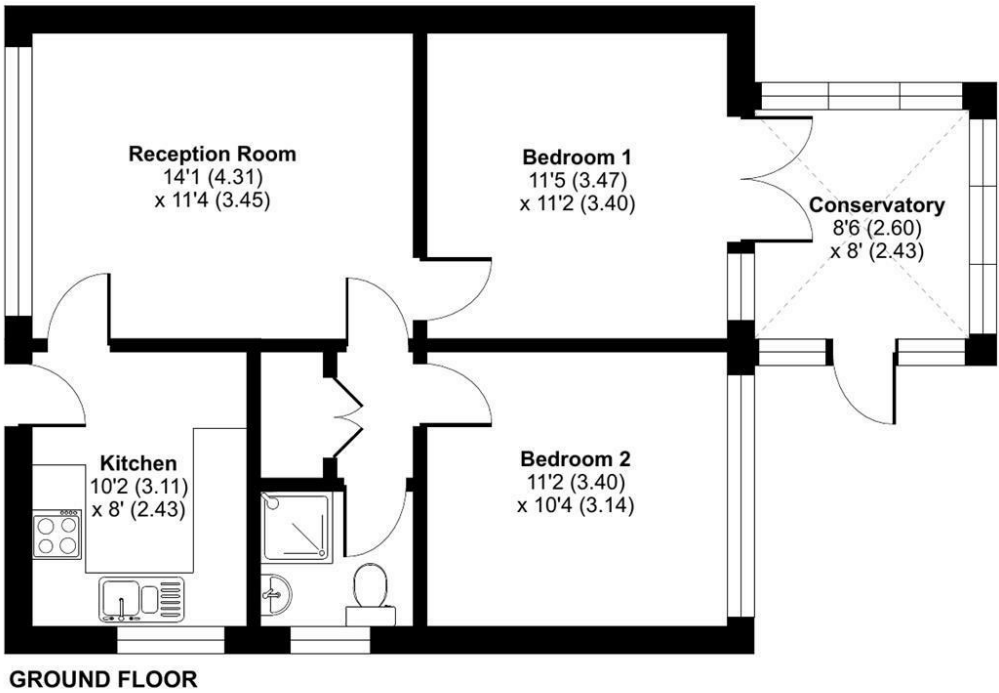


FOR SALE

7 Brownlow Park, Ellesmere, Shropshire, SY12 0BD



Approximate Area = 644 sq ft / 59.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/checon 2025. Produced for Halls. REF: 1330071



FOR SALE

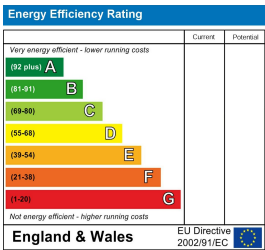
Offers in the region of £180,000

7 Brownlow Park, Ellesmere, Shropshire, SY12 0BD

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 presented and thoughtfully designed two-bedroom semi-detached bungalow boasting attractive gardens and off-street parking with timber carport, conveniently situated in a quiet cul-de-sac close to the heart of the lakeland town of Ellesmere.



01691 622602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles).


All distances approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Bungalow
- Well Presnted
- Attractive Gardens
- Parking & Carport
- Cul-De-Sac Location
- Walking Distance to Town Centre

DESCRIPTION
Halls are delighted with instructions to offer 7 Brownlow Park in Ellesmere for sale by private treaty.

7 Brownlow Park is a well-presented semi-detached bungalow which has been lovingly maintained and improved by the current vendors to now provide just under 650 sq ft of thoughtfully designed living accommodation arranged across a single storey, this comprising a Kitchen, Living Room, two Bedrooms, Shower Room, and Conservatory.

The property is complemented by gardens to both the front and rear, with the former of these having been designed with ease of maintenance in mind and featuring a gravelled area retained within mid-height fencing, whilst being flanked to one side by a driveway and carport. To the rear are well maintained gardens comprising lawns bordered by established floral beds.

SITUATION
7 Brownlow Park is positioned in a quiet cul-de-sac within walking distance to the centre of Ellesmere which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

SCHOOLING
Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

DIRECTIONS
From our Ellesmere office, head north on Cross Street and, when reaching a roundabout, take the first exit onto Willow Street, turning right shortly after onto Brownlow Road. Proceed on Brownlow Road and, just before it joins Trimpey Street, a left hand turn leads onto Brownlow Park, where the property will be situated shortly after on the left, identified by a Halls "For Sale" board.

W3W
///director.disco.liberated

THE PROPERTY
The property provides principal access via a front door which opens into an attractive Kitchen containing a selection of fitted base and wall units with work surfaces over, alongside dual aspect window and planned space for white goods, with a door which opens to the left into a welcoming Living Room, this featuring a large window onto the front elevation and space for seating and dining.

A further door leads from the Living Room into a versatile Bedroom/Dining Room, depending on the preference of the buyer, this flowing through, via double opening doors, to a light and airy conservatory with glazing onto three aspects, all of which provide views across the well maintained rear gardens.

Turning right from the Living Room, one enters an inner hallway with recessed storage cupboard, this comprising doors which allow access into the Master Bedroom, with large window to the rear, and a Shower Room containing a white suite positioned within partially tiled walls.

OUTSIDE
The property is approached off a quiet cul-de-sac onto a partially paved driveway, this flanked to one side by easy-maintenance front gardens retained within a mid-height picket-style fencing, which leads on to a covered timber carport.

The rear gardens are a notable feature of the property, having been lovingly maintained by the current vendors to provide a wonderful accompaniment to the home. At present featuring an expanse of lawn bordered by well-stocked established floral beds, and joined by a paved patio area which represents an ideal space for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES
Kitchen: 3.11m x 2.43m
Living Room: 4.31m x 3.45m
Bedroom One: 3.47m x 3.40m
Bedroom Two: 3.40m x 3.14m
Shower Room:
Conservatory: 2.60m x 2.43m

SERVICES
The property is understood to benefit from mains water, electric, gas, and drainage.

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

COUNCIL TAX
The property is shown as being within council tax band B on the local authority register.

TENURE & POSSESSION
The property is said to be of freehold tenure and vacant possession will be granted upon completion.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.