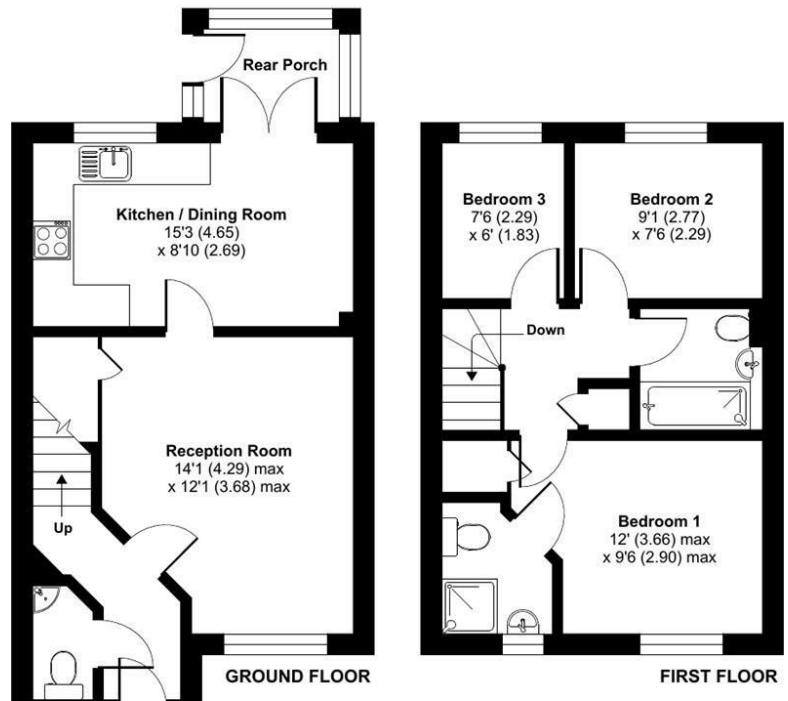


FOR SALE

72 Tetchill Brook Road, Ellesmere, Shropshire, SY12 0FJ

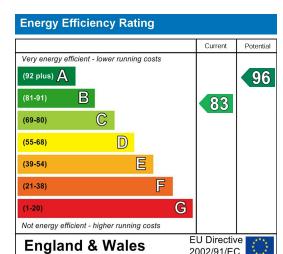


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1343978

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



01691 622602

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



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FOR SALE

Offers in the region of £209,995

72 Tetchill Brook Road, Ellesmere, Shropshire, SY12 0FJ

An immaculately presented three-bedroom semi-detached family home boasting off-street parking, easily maintained rear gardens, and thoughtfully designed living accommodation, conveniently situated on the perimeter of a well-regarded development in Ellesmere.



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Oswestry (8 miles), Shrewsbury (16 miles), Chester (25 miles).

(All distances approximate)



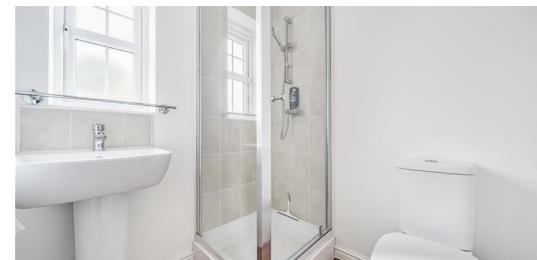
1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- **Immaculately Presented**
- **Master with En-Suite**
- **Thoughtfully Designed**
- **Easily Maintained Gardens**
- **Off-Street Parking**
- **Convenient Location**

DESCRIPTION

Halls are delighted with instructions to offer 72 Tetchill Brook Road in Ellesmere for sale by private treaty.

72 Tetchill Brook Road is an immaculately presented modern, three-bedroom end of terrace family home which has been carefully maintained by the current vendor and provides almost 800 sq ft of thoughtfully designed living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Cloakroom, Living Room, Kitchen/Dining Room, and rear Boot Room, together with three first floor Bedrooms (the Master boasting an En-Suite) and a family Bathroom.

The property is complemented by two allocated parking spaces to the fore, with, to the rear, easily maintained gardens featuring an area of artificial lawn bordered by a brick-paved walkway and a gravelled area housing a timber garden storage shed.

SITUATION

72 Tetchill Brook Road is situated on the perimeter of a well-regarded modern development not far from the centre of the lakeland town 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 Moreton Hall.

THE PROPERTY

The property provides principal access into a Entrance Hall where carpeted stairs lead to the first floor landing and a door opens to the left into a ground floor Cloakroom with low-flush WC and corner hand basin, with a further door leading to the right into a welcoming Living Room with window onto the front elevation and a door which opens into an understairs storage cupboard.

From the Living Room, access is then provided into an open-plan Kitchen/Dining Room which contains a modern fitted kitchen with a range of built-in appliances alongside ample space for a seating/dining area situated immediately in front of double opening doors which exit into a recently installed Rear Boot Room with full-height glazing overlooking the garden and a door which opens onto the same.

Stairs rise from the Entrance Hall to a first floor landing where doors open into three Bedrooms, with the Master enjoying a recessed storage cupboard and an adjoining En-Suite Shower room which contains a modern white suite, with the first floor accommodation completed by a family bathroom.

OUTSIDE

To the front are two parking spaces associated with the property, this bordered by a paved walkway which leads to the front door and round the side of the property to the rear.

The rear gardens enjoy a desirable south-easterly aspect and comprise an area of shaped artificial lawn bordered by a brick-paved walkway which leads to a gravelled area housing a timber garden storage shed.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Living Room: 4.29m x 3.68m (max)
Kitchen/Dining Room: 4.65m x 2.69m
Cloakroom:

Rear Boot Room:

- First Floor -
Bedroom One: 3.66m x 2.90m (max)
Bedroom Two: 2.77m x 2.29m
Bedroom Three: 2.29m x 1.83m
Family Bathroom:

DIRECTIONS

From our Ellesmere office, head north along Cross Street until reaching a small roundabout, here take the first exit onto Willow street, proceeding until a further mini-roundabout, where the second exit is required, leads on to Scotland Street. At the traffic lights, turn left, passing Tesco on your left and, shortly before the culmination of the road, turn right onto Tetchill Brook Road and continue to the end of the road, where the property is situated on the right, identified by a Halls "For Sale" board.

W3W

///pulps.slate.cutaway

SERVICES

We understand that the property has the benefit of mains waters, electricity, drainage, and gas.

TENURE

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 SY2 6ND.

COUNCIL TAX

The property is in Band 'B' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602