



Offers in the region of £139,995

15 Charlotte Row, Ellesmere, Shropshire, SY12 0AX

A traditional two-bedroom period town centre cottage boasting off-street parking, large front gardens, and extended living accommodation, conveniently situated within an attractive terrace of characterful homes in the heart of Ellesmere.



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

All distances approximate.



- Traditional Cottage
- Period Features
- Off-Street Parking
- Front and Rear Gardens
- Useful Outbuilding
- Town Centre Location

DESCRIPTION

Halls are delighted with instructions to offer 15 Charlotte Row in Ellesmere for sale by private treaty.

15 Charlotte Row is a traditional town centre cottage which lies within a row of attractive period homes. The property has, over the years, been extended to now provide over 700 sq ft of characterful living accommodation arranged across two floors.

The property is situated within a generous external space which extends to the front and rear of the home. To the rear is an easily maintained courtyard which offers scope for improvement whilst featuring gated access onto off-street parking and a useful brick-built outbuilding (approx. 3.4m x 1.4m). To the fore is a substantial expanse of lawn which offers excellent potential for a variety of onward usages, with neighbouring homes having transformed these into allotment style cottage gardens and seating areas.

SITUATION

Charlotte Row is a traditional terrace of period town cottages which lie within walking distance of 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, proceed on foot north along Cross Street and, when reaching a roundabout, cross the road, where Charlotte Row will be positioned on the left, with number 15 identified by a Halls "For Sale" board.

W3W

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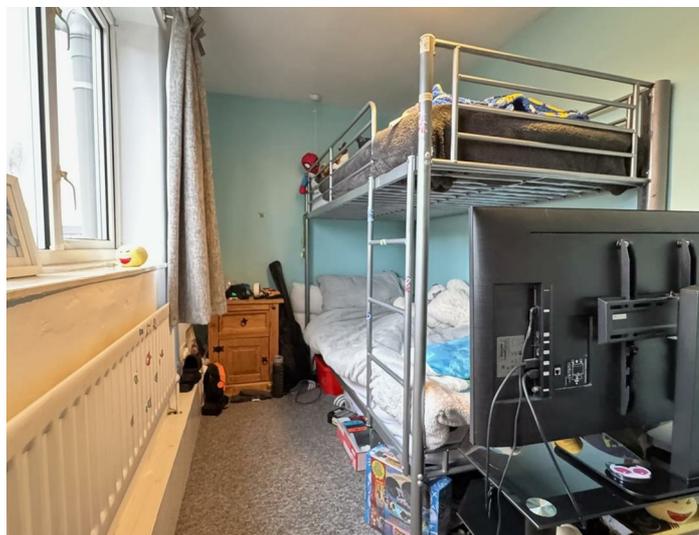
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



THE PROPERTY

The property is principally accessed via a front door which opens into a well proportioned Living/Dining Room, this featuring a window overlooking the front elevation, stairs which rise to the first floor, and ample space for seating and dining positioned around a traditional chimney breast with exposed brickwork cavity. A further door leads from the Living/Dining Room through to a Kitchen which comprises a selection of fitted base and wall units with worktops over.

Beyond the Kitchen, and positioned to the rear of the property, is a Shower Room with a frosted window overlooking the rear courtyard, and a fitted suite featuring a shower cubicle, WC, and hand basin. Completing the ground floor accommodation, and accessed from the Kitchen, is a particularly useful Utility/Boot Room with a work surface with planned space for white good below, alongside space for shoes, coats, and further storage.

Stairs rise from the Living Room to a first floor landing where access is provided into two well proportioned Bedrooms, with the Master enjoying an aspect over the front gardens and two integrated storage cupboards.

OUTSIDE

The property offers vehicular access to the rear, with mid-height timber gates leading on to a low maintenance courtyard area with parking space for one car. The courtyard features a versatile brick-built outbuilding (approx. 3.4m x 1.4m) alongside a large timber shed and potential to transform the area into private gardens.

To the fore of the property is a substantial area of lawn which, as per the rear, offers potential for a variety of onward usages, be that as continued use as gardens or to become a more practical cottage garden with fruit and vegetable beds.

THE ACCOMMODATION COMPRISES:

- Ground Floor -

Living/Dining Room: 4.25m x 5.73m

Kitchen: 2.11m x 3.25m

Shower Room:

Boot/Utility Room: 1.65m x 4.18m

- First Floor -

Bedroom One: 3.64m x 3.30m

Bedroom Two: 4.25m x 3.09m

SERVICES

We are advised that the property benefits from mains water, electric, drainage, and gas.

TENURE & POSSESSION

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

LOCAL AUTHORITY

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

COUNCIL TAX

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

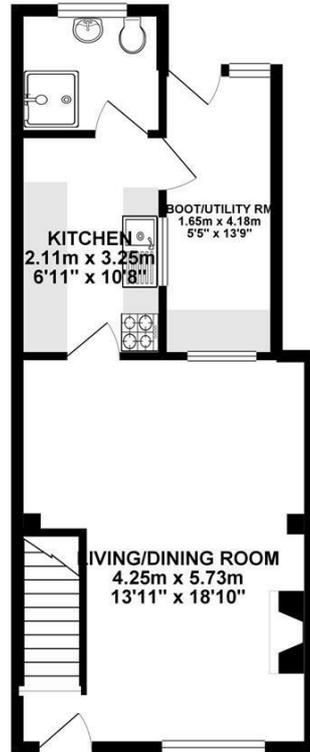
VIEWINGS

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

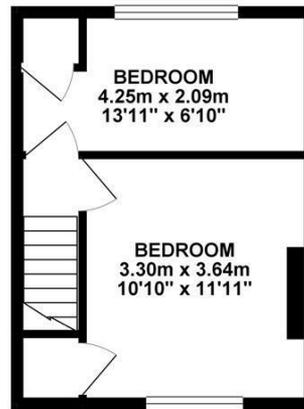
FOR SALE

15 Charlotte Row, Ellesmere, Shropshire, SY12 0AX

GROUND FLOOR 41.96 sq. m.
(451.62 sq. ft.)



1ST FLOOR 24.37 sq. m.
(262.31 sq. ft.)



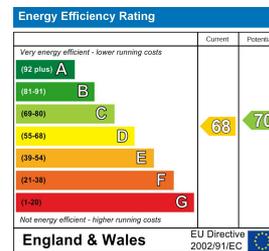
TOTAL FLOOR AREA : 66.33 sq. m. (713.94 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Ratings



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
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