



Grasmere, College Close, Tetchill,  
Ellesmere, Shropshire, SY12

**Asking Price: £315,000**

**Tenure: Freehold**



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Council Tax Band: D  
EPC Rating: D  
Local Authority: Shropshire Council

Other important information which you will need to know about this property can be found at [your-move.co.uk](http://your-move.co.uk)

NO CHAIN - This well maintained, 3 bedroom, detached bungalow sits on a corner plot in the heart of this sought after village, The property benefits from a conservatory, main bedroom with ensuite shower room, utility room and a garage with roller door, In addition, the bungalow benefits from oil fired radiator central heating and double glazing.

Description

Heart Of Village Location - Three Good Sized Bedrooms - Private Corner Plot Gardens - Main Bedroom with Ensuite - The accommodation comprises: Entrance Hall; Living Room with Feature fireplace; Conservatory; Dining Kitchen with Built In Oven & Hob; Utility Room; Bedroom 1 with Built In Wardrobe & Ensuite; 2 Further Bedrooms; Bathroom; Outside: Front Garden; Driveway; Garage; Rear Garden. EPC Grade Awaited.

Directions

From Oswestry take the road to Whittington and then on to Ellesmere, continue through Welsh Frankton and after passing Frankton Cricket Club on the left, turn right to Tetchill. Continue into the village and bear left and College Close will be seen shortly on the right. What 3 Words: ROOST.ERUPTED.CUPS

Entrance Hall

Radiator, airing cupboard.

Living Room

19'7" x 14'9" (5.97m x 4.5m)  
Brick built feature fireplace, radiator, double glazed box window.

Conservatory

11'2" x 10'10" (3.4m x 3.3m)  
Radiator, double glazed windows & French doors leading into the rear garden.

Dining Kitchen

14'5" x 11'7" (4.4m x 3.53m)  
Fitted in a range of base & wall units, comprising 1.5 bowl sink unit with mixer taps, built in oven & hob, extractor over, plumbing for dishwasher, double glazed window.

Utility Room

Base & wall units, sink unit with mixer taps, plumbing for washing machine, double glazed door into the rear garden.

Inner Hall

Bedroom 1

13'8" x 11'3" (4.17m x 3.43m)  
Built in wardrobe, radiator, double glazed window.

Ensuite

Comprising WC, wash basin, shower cubicle, radiator, double glazed window.

Bedroom 2

13'3" x 9'8" (4.04m x 2.95m)  
Radiator, double glazed window.

Bedroom 3

8'8" x 6'7" (2.64m x 2m)  
Built in double wardrobe, radiator, double glazed window.

Bathroom

Comprising WC, wash basin, bath, radiator, double glazed window.

Outside

Front Garden

With flower & shrub borders, driveway for 2 cars.

Garage

19'4" x 10' (5.9m x 3.05m)  
Roller door, Worcester oil fired boiler.

Rear Garden

An enclosed low maintenance rear garden, laid mainly to lawn with a sun trap patio area, flowers & shrub borders, gated side access.

Agents Note

Shropshire Council - Council Tax Band D  
The property is Freehold

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and



For full EPC please contact the branch.



Total floor area 138.5 sq.m. (1,491 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by [www.focalagent.com](http://www.focalagent.com)