

# Town & Country

Estate & Letting Agents

Gracelands, Ellesmere Road,

Offers in the region of £250,000



WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this superb development opportunity to convert the existing dwelling into five self contained luxury apartments. Full planning permission has been obtained and the project is ready to begin. Alternatively, the building could be adapted to a number of uses having very flexible accommodation and plenty of parking outside. Whittington offers all amenities including good links to Oswestry, Ellesmere and Shrewsbury.

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# Gracelands, Ellesmere Road, Whittington, SY11 4DJ

## Directions

From Oswestry take the Whittington Road out of town and at the roundabout junction with the A5 continue straight ahead, second exit, towards Whittington onto the A495. Upon entering the village proceed over the level crossing and proceed along before turning left at the junction. Take the first right by the pond onto Boot Street. Proceed along where the property will be found on the left hand side identified by our for sale board.

## Accommodation Comprises

The property sits over two floors and offers extensive accommodation extending to 338m<sup>2</sup>. The current owners have obtained full planning permission to convert the property into five large, self contained apartments. Details of which can be obtained from our office.



## Plans Of Development

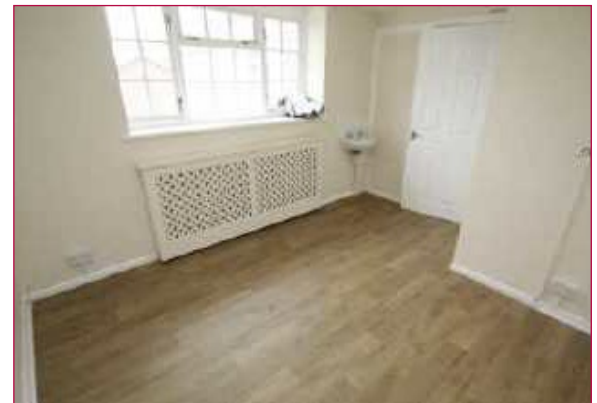


## Entrance Hall

Having French doors to the front, wall lights, wood flooring, radiator and a door into the reception.

## Reception 4.41m x 1.95m (14'6" x 6'5")

With wood floor, window to the side, radiator, walk in store off and archway leading to the lounge area.



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### Lounge 6.44m x 4.32m (21'2" x 14'2")

Having a bay window to the front, wood flooring and two radiators.



### Reception 3.88m x 2.69m (12'9" x 8'10")

Having a window to the front and side, radiator and a door to the front entrance lobby.



### Front Entrance Lobby

With a door to the front.

### Toilets

Fitted with low level w.c.,

### Rear Hallway

Leading to the rooms at the rear of the property. Stairs lead off to the first floor, radiator.

### Reception 5.56m x 3.99m (18'3" x 13'1")

Leading off to all rear rooms and giving access to the lift.

### Kitchen 3.62m x 2.68m (11'11" x 8'10")

Fitted with a range of base and wall units with work surfaces over, sink unit, window to the side and space for appliances.





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### Rear Lobby

The rear lobby gives access to the rear patio/ garden area. It leads to two further rooms and toilet.



### Bedroom 4.94m x 3.52m (16'2" x 11'7")

Having windows to the front and rear and a radiator.



### Second Kitchen 5.28m x 2.43m (17'4" x 8'0")

Fitted with base units with work surfaces over, sink unit, storage cupboards and a door leading out to the front.



### Toilet

Fitted with a low level w.c.

### Bedroom 3.25m x 2.50m (10'8" x 8'2")

Having a window to the front.

### Bedroom 5.12m x 3.36m (16'10" x 11'0")

Having a window to the front and side.



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### Utility

Located off the central rear reception area.

### Store

Located off the central rear reception area.

### First Floor

Having a window to the rear and doors to the first floor accommodation.

### Bedroom 4.35m x 4.52m (14'3" x 14'10")

Having a window to the front and two windows to the side, two radiators and wash hand basin.



### Bathroom

Fitted with a three piece suite comprising panelled bath, low level w.c., and wash hand basin, radiator, window to the front and an airing cupboard.



### Bedroom 3.8m x 3.00m (12'6" x 9'10")

Having a window, radiator, wash hand basin and a built in wardrobe.

### Bedroom 3.70m x 2.73m (12'2" x 8'11")

Having a window to the rear, wash hand basin and a radiator.



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### Bedroom 5.12m x 3.36m (16'10" x 11'0")

Having a window to the front, two windows to the side, wash hand basin and a radiator.



### Large Wet Room

Fitted with a three piece suite comprising panelled bath, low level w.c., and a wash hand basin, window to the front and radiator.



### Bedroom 4.97m x 2.75m (16'4" x 9'0")

Having a window to the side and a radiator.



### Bedroom 3.80m x 2.68m (12'6" x 8'10")

Having a window to the side, wash hand basin, radiator and built in wardrobes.



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### Toilet

Having a window to the side, low level w.c., and a wash hand basin.



### Outside

To the outside of the property there is a patio and enclosed garden area to the rear with steel steps leading to the first floor accommodation.



### Parking

To the front and side of the property there is an open area with parking for several cars. There is also vehicular access across the property to the house located behind Gracelands.

### Viewings

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) -  
VERY COMPETITIVE FEES FOR SELLING.

### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the

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office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

### Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

### Services

The agents have not tested the appliances listed in the particulars.

### Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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