

## LOT 6: GUIDE PRICE £180,000

# 3 Belgrave Cottages, Colemere, Ellesmere, SY12 0QN



### Further information

*Solicitors*-Trethowans LLP, The Pavilion, Botleigh grange business park, Hedge End, Southampton SO30 2AF Tel: 02380321000

*Directions*-From Ellesmere proceed along the A528 in the directions of Shrewsbury. At the cross roads turn left signposted 'Colemere countryside heritage site' continue along this lane passing woodland nature reserve on the left, continue for a short distance keeping to the right where 3 Belgrave Cottages can be identified by agents for sale board.

*What3Words*-What3Words/// rationing.icon.dreading

*EPC Rating*-41/E.

*Council Tax Band*-B

### General Remarks

3 Belgrave Cottages is a 3 bedroom end terrace cottage, situated in a semi circle of cottages in the heart of Colemere. Gardens to the side and rear where parking is also provided. Front gate leads to the communal Green.

### Location

3 Belgrave Cottages is situated in the sought after North Shropshire hamlet of Colemere in the heart of what is known as the 'Shropshire Lakelands' due to its Meres. The property enjoys a desirable location within walking distance of Colemere country park and sailing club. Whilst enjoying a truly rural setting it is 3 miles from the market town of Ellesmere, Wem (7 miles) which provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Whitchurch, Oswestry, Shrewsbury as well as the city of Chester are all within easy commuting distance. There are easy road links to the motorway networks while the nearby market towns of Wem & Whitchurch provide train stations.

### Accommodation

#### Entrance Hall

Lounge: 12' 10" x 9' 11" (3.92m x 3.03m)

Dining Room: 15' 5" x 10' 10" (4.69m x 3.30m)

Kitchen: 14' 2" x 11' 1" (4.33m x 3.38m)

#### Utility room

Bedroom One: 15' 4" x 10' 11" (4.68m x 3.34m)

Dressing Room: 6' 6" x 5' 10" (1.99m x 1.79m)

Bedroom 2: 12' 10" x 10' 0" (3.92m x 3.04m)

Bedroom 3: 9' 4" x 7' 5" (2.85m x 2.27m)

#### Family Bathroom

### Outside

The gardens can be found predominately to the side and rear and are mainly laid to lawn bordered by mature trees.

### Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% inc. VAT. For further details on fees payable please consult the legal pack.

BOWEN

SINCE 1862

**Ellesmere Office:** Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | [bowen.uk.com](http://bowen.uk.com) | [ellesmeresales@bowen.uk.com](mailto:ellesmeresales@bowen.uk.com)

