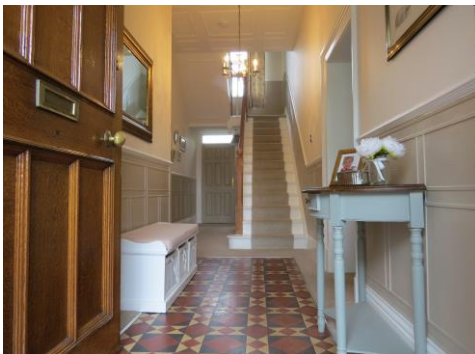




## Orchard House, 162 Ellesmere Road , Shrewsbury, Shropshire, SY1 2RQ

**£650,000**

An imposing Georgian period family residence boasting a wealth of original features and charm throughout. Orchard House offers comfortable and well proportioned rooms that will provide a great lifestyle for any family. It has the added benefit of extensive gardens with detached double garage and studio/home office above.



## **Orchard House, 162 Ellesmere Road , Shrewsbury, Shropshire, SY1 2RQ3175**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Oak door to Entrance Porch, further oak door to

### **Reception Hall**

Minton pattern tile flooring, staircase leads to First Floor Landing, wall panels, under stairs cupboard, pine door to

### **Drawing Room** 18' 5" x 15' 2" (5.61m x 4.62m)

Feature cast iron fireplace, tiled surround, exposed floor boards, radiator, wall panels, coving, bay window to the front, sash style window to the side.

### **Living Room** 18' 3" x 14' 10" (5.56m x 4.52m)

Radiator, picture rail, coving, bay window with french doors to garden, double glazed window to the side.

### **Dining Room** 15' 6" x 15' 2" (4.72m x 4.62m)

Feature fire surround, exposed oak floor boards, picture rail, radiator, sash style double glaze window to the front.

### **Kitchen/Breakfast Room** 14' 2" x 13' 6" (4.31m x 4.11m)

Fitted with good range of units, 1 1/2 bowl sink unit, range of integrated appliances, feature Rayburn, ceramic tile floor, double glazed windows to courtyard, door to

### **Scullery**

Gas boiler supplying central heating, access to

### **Laundry Room**

With WC.

### **Rear Hall**

Storage area, access to courtyard.

### **First Floor Landing**

Half Landing and staircase to Second Floor.

### **Master Bedroom** 15' 1" x 14' 2" (4.59m x 4.31m)

Feature raised exposed floor boards with Victorian style bath, picture rail, double glazed windows to the front and side enjoying views.

### **Bedroom** 215' 2" x 15' 1" (4.62m x 4.59m)

Picture rail, radiator, double glazed window to the front.

### **Bedroom** 315' 9" x 13' 2" (4.80m x 4.01m)

Radiator, double glazed side and rear windows, access to

### **En Suite Shower Room**

Fitted with 3 piece white suite, vanity unit with wash basin, WC, Travertine tiled shower cubicle, halogen spot light.

### **Bedroom** 410' 9" x 10' 8" (3.27m x 3.25m)

Built in cupboard, radiator, double glazed window, access to

### **En Suite Shower Room**

Chrome shower unit, WC, chrome towel rail/radiator.

### **Second Floor Landing**

### **Bedroom** 514' 2" x 13' 5" (4.31m x 4.09m)

Cast iron fireplace, radiator, dormer window to the side.

### **Outside**

The property is approached through metal gates on to a large driveway providing ample parking. Lawn area with retaining wall.

### **Large Double Garage** 31' 6" x 17' 9" (9.6m x 5.4m)

Studio/Office above. Alluminium bi-folding doors, ceramic tile floor, heating system.

### **Rear Garden**

Extensive garden with lawns, paved patio and enclosed by mature hedging.

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your Solicitor.

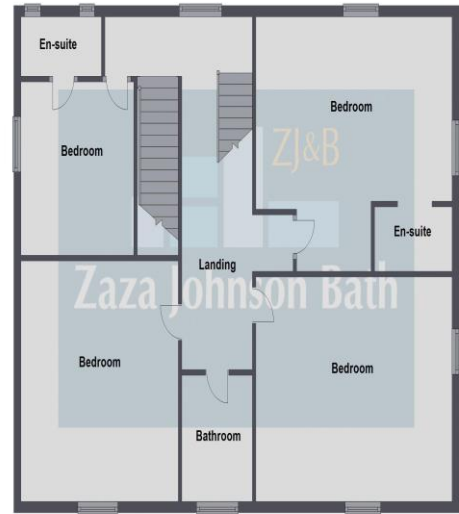
**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

**VACANT POSSESSION UPON COMPLETION**

Ground Floor



First Floor



Second Floor



**Energy Performance Certificate**

162, Ellesmere Road, SHREWSBURY, SY1 2RQ Reference number: 8907-0825-7229-7096-1753  
 Dwelling type: Detached house Type of assessment: RdSAP-existing dwelling  
 Date of assessment: 12 March 2015 Total floor area: 225 m<sup>2</sup>  
 Date of certificate: 13 March 2015

Use this document to:  
 \* Compare current ratings of properties to see which properties are more energy efficient  
 \* Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>		<b>£ 8,322</b>
<b>Over 3 years you could save</b>		<b>£ 2,937</b>

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 576 over 3 years	£ 288 over 3 years
Heating	£ 6,915 over 3 years	£ 4,818 over 3 years
Hot Water	£ 828 over 3 years	£ 279 over 3 years
<b>Totals</b>	<b>£ 8,322</b>	<b>£ 5,385</b>

**You could save £ 2,937 over 3 years**

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Current	Potential
<b>D</b>	<b>B</b>

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

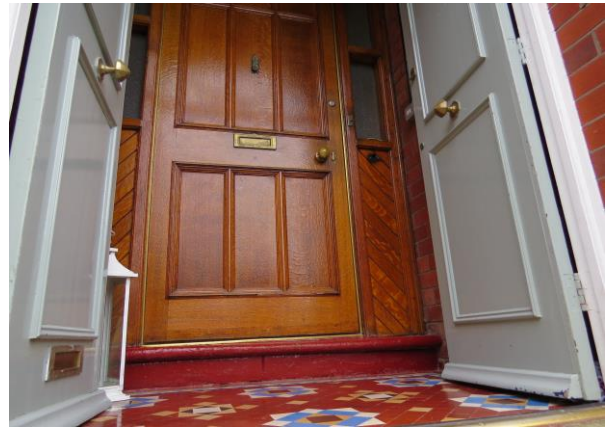
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 684
2 Cavity wall insulation	£500 - £1,500	£ 1,362
3 Floor insulation (suspended floor)	£800 - £1,200	£ 252

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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FLOOR PLANS FOR GUIDANCE ONLY





### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice.

To arrange an appointment with Stephen Bath of Bee Mortgages who is based at our office call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**