



Clover Birches, ELLESMERE PORT CH65 3BY

welcome to

Clover Birches, ELLESMERE PORT

Jones & Chapman are excited to welcome to the market this well presented extended five-bedroom detached family home, ideally positioned within a quiet cul-de-sac in a popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are excited to welcome to the market this well presented extended five-bedroom family home, ideally positioned within a quiet cul-de-sac in a popular residential area of Ellesmere Port. Clover Birches is conveniently located close to local everyday amenities and fantastic transport links with access to the M53 close by. The property lies within the catchment area for well-regarded primary and secondary schools making it an ideal choice for families.

The entrance hall leads to the lounge which has a feature media wall, tall radiator and wooden flooring. The dining room has wooden flooring, a radiator and under stairs storage. The kitchen is fitted with a range of wall, base and drawer units with white marble effect complementary work surfaces, a Belfast sink, integrated dishwasher, double oven, induction hob and space for additional appliances. The useful utility room has plumbing for a washing machine. There's also a study and an extra reception room currently being used as a bedroom which has a radiator and wooden flooring.

The first-floor landing gives access to four bedrooms with the master benefiting from an en-suite. All bedrooms have radiators and fitted carpets. The family bathroom comprises a panel bath with an overhead shower and glass screen, and a wash hand basin and WC set within a vanity unit.

Externally, the property benefits from a private rear garden and a driveway to the front providing off-road parking.

An early viewing is advised!

Entrance Hall

Lounge

19' 6" x 12' 6" (5.94m x 3.81m)

Dining Room

15' 4" x 8' 6" (4.67m x 2.59m)

Sitting Room/Bedroom Five

10' 7" x 10' 6" (3.23m x 3.20m)

Kitchen

18' 2" x 8' 6" (5.54m x 2.59m)

Utility Room

Study

9' 4" x 6' 11" (2.84m x 2.11m)

Landing

Bedroom One

11' 7" x 11' (3.53m x 3.35m)

En-Suite

5' 1" x 4' 10" (1.55m x 1.47m)

Bedroom Two

11' 7" x 8' 2" (3.53m x 2.49m)

Bedroom Three

9' 10" x 8' 4" (3.00m x 2.54m)

Bedroom Four

9' 4" x 7' 5" (2.84m x 2.26m)

Bathroom

6' 9" x 5' 10" (2.06m x 1.78m)

Front Garden



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Clover Birches, ELLESMERE PORT

- Extended Detached Family Home
- Five Bedrooms with En-Suite To Master
- Three Reception Rooms
- Kitchen, Utility Room & Study
- Cul-De-Sac Location

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: D Service Charge: 100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£325,000

Total floor area 131.7 m² (1,418 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). Powered by www.propertybox.io



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Please note the marker reflects the postcode not the actual property



Property Ref:
LSU107525 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0151 339 4878



LittleSutton@jonesandchapman.co.uk



349 Chester Road, Little Sutton, LITTLE SUTTON, Cheshire, CH66 3RG



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