



12 Usulwall Close, Eccleshall

£350,000 Freehold



A lovely detached home in Eccleshall offering spacious and practical living. • Three double bedrooms and two bathrooms on the first floor allows plenty of space to relax and unwind. • On the ground floor find a porch, living room, dining room, kitchen, W.C and large conservatory with French doors out to the garden. • Outside, enjoy a charming rear garden with both lawn and decking to make your own. To the front find a driveway and garage for parking ease. • Located in the heart of Eccleshall enjoy excellent amenities, schools and travel links close by.



Welcome, dear home seekers, to this haven of happiness nestled in the delightful town of Eccleshall. Prepare yourselves for a tale of wonder and excitement as we unveil the mystique of this charming 3 Bedroom Detached House that promises to tickle your fancy and warm your hearts. Step through the front door into your very own magical kingdom, where the allure of spacious living beckons you. Three double bedrooms await on the first floor, each whispering tales of relaxation and peace.

As you venture downstairs, a porch greets you with open arms before flowing through into the living room which beckons with its cosy embrace, bow shaped window and feature fireplace, ready to host your storytelling nights and dance parties. The dining room stands proud and regal, a space where laughter and joy can reign supreme. Conveniently neighbouring is the kitchen, the heart of any home, where culinary adventures await to be embarked upon. Ah, but wait, there's more! A W.C. so elegantly tucked away, ensuring that moments of solitude are never too far. Completing the ground floor is an expansive conservatory adorned with French doors leading out to a garden paradise. Bask in the sunlight streaming through its glass panes, feeling as if you're on a permanent holiday in your own backyard. Head upstairs to discover three good sized double bedrooms and two bathrooms. The principle bedroom is large in size with its own ensuite fitted with contemporary and stylish details. The second bedroom is another large double room with its own built in wardrobes, while the third bedroom is more well proportioned space. The family bathroom is also generous in size with floor to ceiling tiling, a full bath, shower, W.C and sink.

Outside, let your imagination run wild in the charming rear garden, where lawn and inviting decking beckon you to create your own outdoor oasis. Need a spot for your chariot? Fear not, for a driveway and garage stand at the front, ever faithful in their duty to provide parking ease for your noble steed. But that's not all, dear adventurers! This whimsical abode is not merely a castle in the clouds but a gateway to convenience and community. Nestled in the heart of Eccleshall, you'll find yourself amidst a treasure trove of amenities, schools and travel links.

So, dear seekers of the perfect abode, let this 3 Bedroom Detached House be your sanctuary, your haven, your laughter-filled haven of joy. Come, make memories, and let the magic of home embrace you in its warm, welcoming hug. Give us a call today to book a viewing.



Welcome home seekers! Discover a charming 3-bed Detached House in Eccleshall. Spacious living, enchanting garden, and convenient location. Your sanctuary awaits. Book a viewing now!

Council Tax band: D

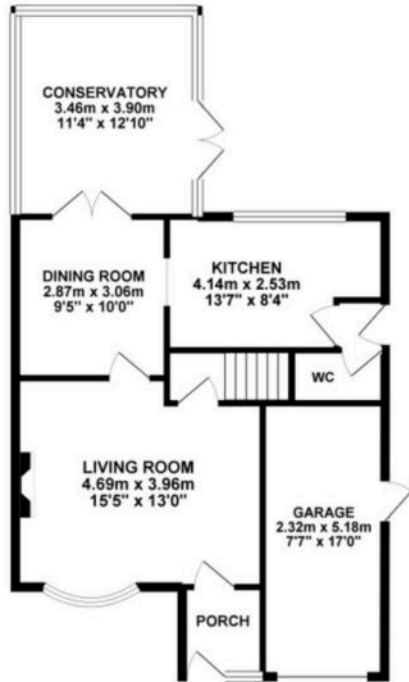
Tenure: Freehold

EPC Energy Efficiency Rating: D

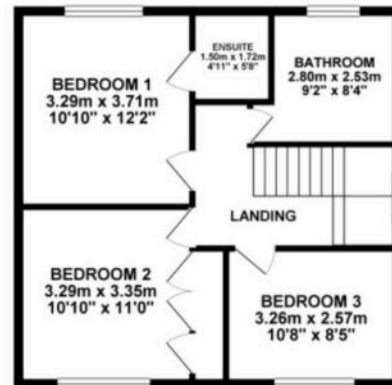
EPC Environmental Impact Rating: G



GROUND FLOOR 69.54 sq. m.
(748.48 sq. ft.)

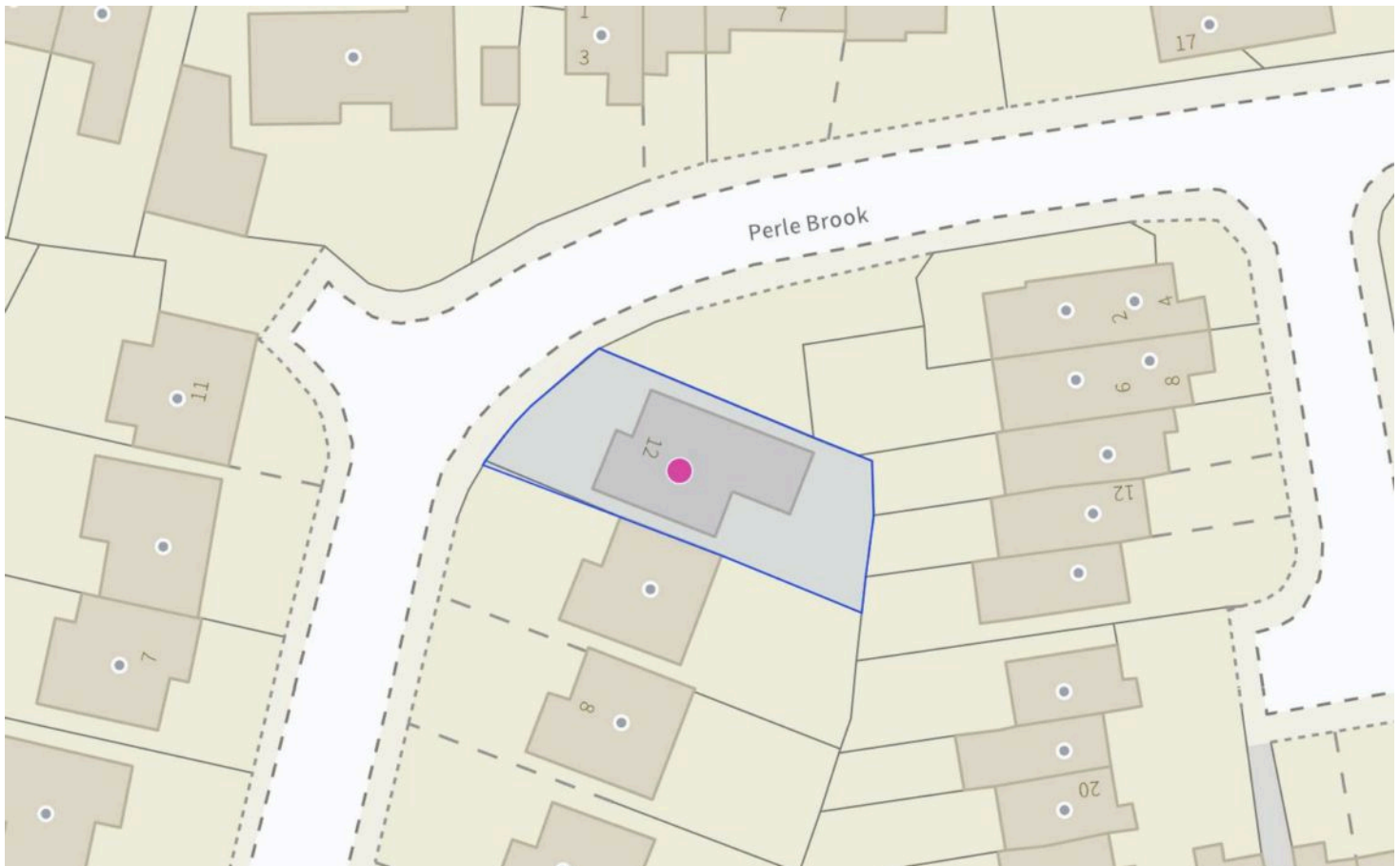


1ST FLOOR 50.78 sq. m.
(546.62 sq. ft.)



TOTAL FLOOR AREA: 120.32 sq. m. (1295.11 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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