



FOR SALE

Offers In The Region Of £169,995

10 Fir Tree Close, Ellesmere, Shropshire, SY12  
9PQ

A well designed and recently modernised two-bedroom semi-detached property boasting front and rear gardens, ample driveway parking, and single garage, conveniently situated at the end of a quiet cul-de-sac within a popular residential development on the edge of Ellesmere.





Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles).  
(All distances approximate)



- Well Designed and Presented
- Recently Modernised
- Front and Rear Gardens
- Driveway and Garage
- End of Cul-De-Sac Position
- No Chain

## DESCRIPTION

Halls are favoured with instructions to offer 10 Fir Tree Close in Ellesmere for sale by private treaty.

10 Fir Tree Close is a well designed and recently modernised two-bedroom semi-detached property boasting front and rear gardens, ample driveway parking, and single garage, conveniently situated at the end of a quiet cul-de-sac within a popular residential development on the edge of Ellesmere.

The property offers well planned internal accommodation which has been recently modernised to now provide, on the ground floor, an Entrance Hall, Kitchen, and Living/Dining Room, together with two first floor bedrooms and a family Bathroom.

Externally, the property enjoys gardens to both the front and rear, with the former comprising a slate gravelled bed interspersed with flowers and shrubs, alongside a tarmac driveway which allows ample space for the parking of a number of vehicles and leads on to the single garage. To the rear are gardens which have been designed with ease of maintenance in mind and are predominately paved, but with potential for improvement and landscaping.

...

The sale of 10 Fir Tree Close does, therefore, provide an excellent opportunity for purchasers to acquire a well designed and well presented two-bedroom semi-detached property with the benefit of gardens, garage, and parking, in this popular and convenient residential location.

## SITUATION

10 Fir Tree Close is situated in a sought after residential locality on the edge of Ellesmere. It is within walking distance of the centre of the town which has excellent local shopping, recreational and educational facilities. Ellesmere is, also, within easy motoring distance of the larger centres of Oswestry (8 miles) and the county town of Shrewsbury (16 miles), both of which, have a more comprehensive range of amenities of all kinds.

## THE ACCOMMODATION COMPRISES:

A covered front entrance porch with access in to a bin storage cupboard and partly glazed door in to an:

### ENTRANCE HALL

Wood-effect vinyl flooring, door in to a cloaks cupboard and further door in to a:

### KITCHEN

9'11" x 7'0" (3.03 x 2.14)

With wood-effect vinyl flooring, UPVC double glazed window onto front elevation, and a recently installed fitted kitchen comprising: a selection of base and wall units with work surfaces over, inset sink with draining area to one side and tap (H&C) over, four ring electric hob with electric oven beneath and extractor hood over, and planned space for appliances.

### LIVING/DINING ROOM

15'5" x 12'6" (4.71 x 3.8)

A continuation of the wood-effect vinyl flooring a feature electric 'log effect' fire with mantle and surround, glazed double doors out to the gardens and a carpeted staircase up to the:



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



#### FIRST FLOOR LANDING

Which has a continuation of the fitted carpet as laid, inspection hatch to roof space, door in to an Airing Cupboard housing the Worcester gas fired boiler.

#### BEDROOM ONE

10'11" x 9'1" (3.34 x 2.76)

Fitted carpet as laid, recessed storage cupboard, and double glazed window to rear elevation.

#### BEDROOM TWO

11'2" x 6'6" (3.41 x 1.99)

Fitted carpet as laid, and double glazed window to front elevation.

#### FAMILY BATHROOM

With vinyl flooring and opaque UPVC double glazed window onto rear elevation, with a suite comprising: a panelled bath (H&C) with tiled surrounding wall and shower attachment, low flush WC, pedestal hand basin (H&C) with a tiled splash, wall mounted heated towel rail/radiator.

#### OUTSIDE

The property is approached off Fir Tree Close over a tarmac drive which leads alongside the house to the:

#### SINGLE GARAGE

With a metal up and over front door and power laid on.

#### GARDENS

Having been designed with ease of maintenance in mind with, to the front, a large slate-gravelled bed interspersed with shrubs and flowers, alongside a paved walkway which leads to the front door.

....

The rear gardens are a major feature of the property and larger than usual for a property of this kind and comprise paved and gravelled areas with huge potential for landscaping according to ones individual tastes and requirements.

#### SERVICES

We understand that the property has the benefit of main water, gas, electricity and drainage.

#### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### COUNCIL TAX

The property is in band 'B' on the Shropshire Council Register.

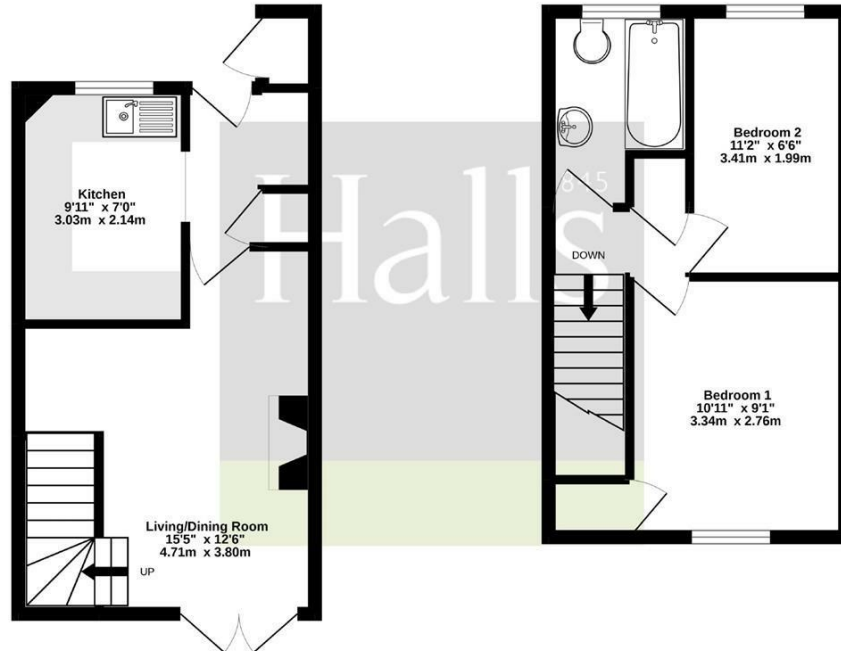
#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

## 10 Fir Tree Close, Ellesmere, Shropshire, SY12 9PQ

Ground Floor  
276 sq.ft. (25.7 sq.m.) approx.

1st Floor  
276 sq.ft. (25.7 sq.m.) approx.



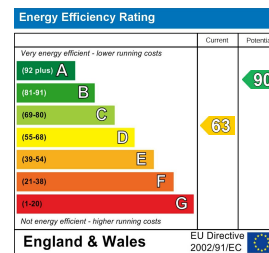
TOTAL FLOOR AREA: 553 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Ratings



01691 622 602

#### Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



**IMPORTANT NOTICE.** Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.