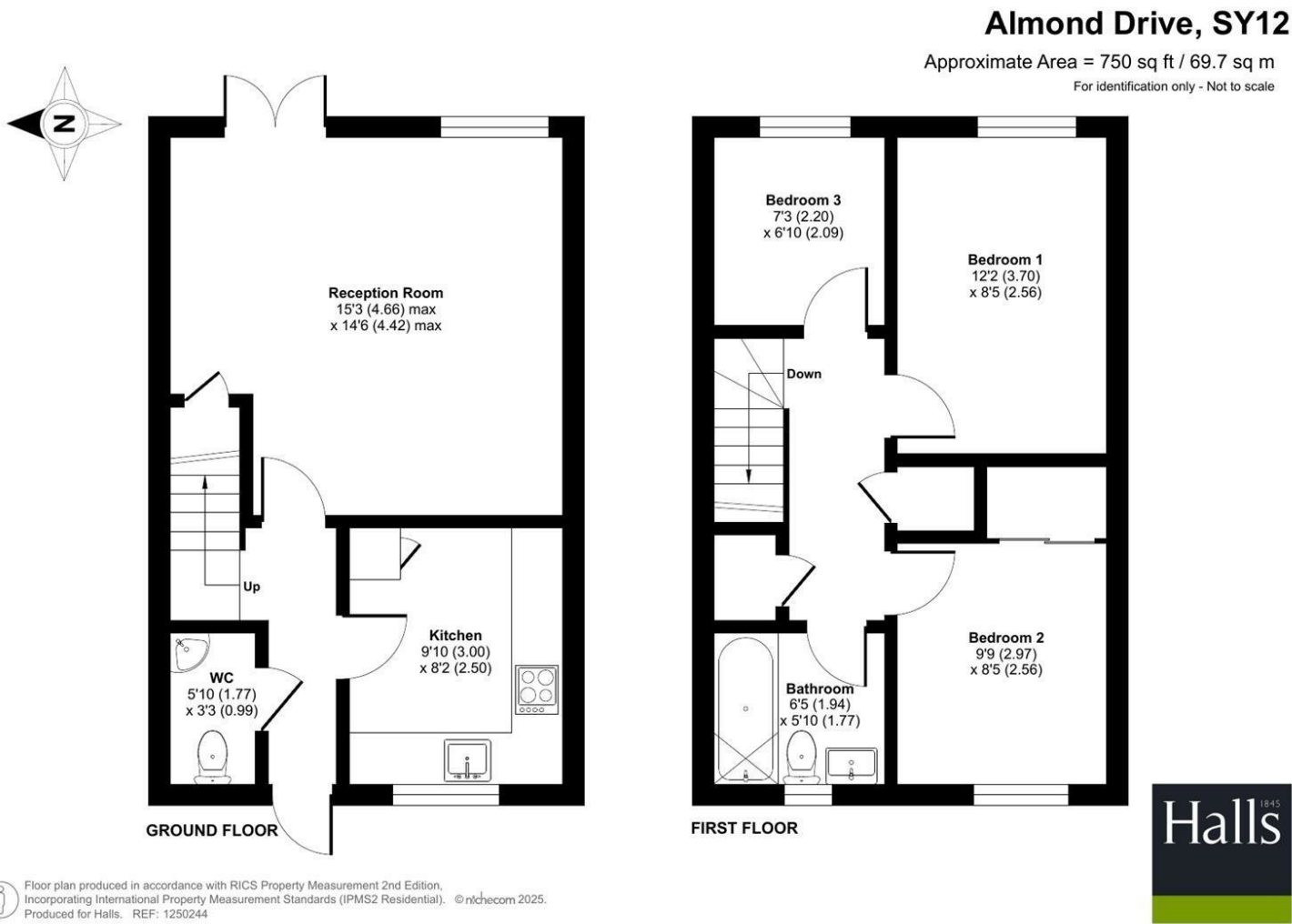


FOR SALE

12 Almond Drive, Ellesmere, SY12 9PS



FOR SALE

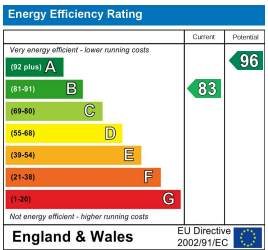
Offers in the region of £219,995

12 Almond Drive, Ellesmere, SY12 9PS

**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 Rating



01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@halls.gb.com



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Oswestry (8 miles), Shrewsbury (16 miles), Wrexham (12 miles) and Chester (28 miles)

(All distances approximate)



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Modern Property
- Balance of LHBC Warranty
- Very Well Presented
- Driveway Parking
- Attractive Gardens
- Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 12 Almond Drive for sale by Private Treaty.

12 Almond Drive is a well designed and recently constructed three-bedroom semi-detached family home which has been carefully maintained by the current vendor to now offer around 750 sq ft of stylish living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Cloakroom, Kitchen, and Living/Dining Room, with, to the first floor, three Bedrooms and a family Bathroom.

The property is complemented by larger than anticipated gardens which surround the property on three sides and comprise a tarmac driveway which provides space for a number of vehicles, this flanked to either side by areas of lawn, with a paved walkway leading to the front door. A full-height timber gate leads through to well-maintained rear gardens which feature a paved patio area which leads on to an area of lawn interspersed by mature floral and herbaceous beds, along with a timber garden storage shed.

SITUATION

12 Almond Drive is situated in a popular residential locality within a short walk of the centre of the Shropshire lakeland town of Ellesmere, which has an excellent range of local shopping, recreational and educational facilities. Ellesmere is also within easy reach of the larger centres of Oswestry (8 miles) and the county towns of Shrewsbury (16 miles) and Chester (28 miles), all of which, have a more comprehensive range of amenities of all kinds.

W3W

///lyricism.wired.foods

DIRECTIONS

Leave the centre of Ellesmere via the B5068 in the direction of St.Martins, continuing for around 0.3 miles until a left hand turn leads on to Cherry Drive; proceed down Cherry Drive for circa 0.2 miles until a right hand turn leads in to Almond Drive, where, after around 120m, the property will be located on the right, identified by a Halls "For Sale" board.

SCHOOLING

Within a convenient proximity are a number of well-regarded educational establishment, including Lakelands Academy, Ellesmere Primary School, Shrewsbury School, Ellesmere College, Shrewsbury High School, The Priory, Prestefelde Prep. Moreton Hall, Packwood Haugh, and Adcote School for Girls.

THE PROPERTY

The property is principally entered via a covered porch into an Entrance Hall where doors allow access into the ground floor accommodation, which comprises a Kitchen containing a range of modern cupboards and drawers with a number of integrated appliances; a Cloakroom, and generously proportioned Living/Dining Room which benefits from an under-stairs storage cupboard and double-opening patio doors which lead out to the garden, as well as ample space for seating and dining.

Carpeted stairs rise from the Entrance Hallway to a first floor landing which contains two useful storage cupboards, with further doors allowing access into three Bedrooms, the Master boasting built-in storage space and a window looking to the south-west towards open farmland; with the first floor accommodation completed by a modern family Bathroom which contains a modern white suite.

OUTSIDE

The property sits within larger than anticipated gardens which surround the property on three sides and comprise a tarmac driveway which provides space for a number of vehicles and nestles between area of lawn, the southernmost of which is intersected by a paved walkway which leads to the front door. To the rear of the property are improved and now attractively presented gardens which contain a further area of lawn interspersed by mature floral and herbaceous beds, alongside an attractive patio area which offers possibilities for outdoor entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -  
Entrance Hallway  
Kitchen: 3m x 2.5m  
WC: 1.77m x 0.99m  
Living/Dining Room: 4.66m x 4.42m

- First Floor -  
Bedroom One: 3.7m x 2.56m  
Bedroom Two: 2.97m x 2.56m  
Bedroom Three: 2.2m x 2.09m  
Bathroom: 1.94m x 1.77m

SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage.

TENURE

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

COUNCIL TAX

The property is shown as being within Council Tax band C on the local authority register.

LOCAL AUTHORITY

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.