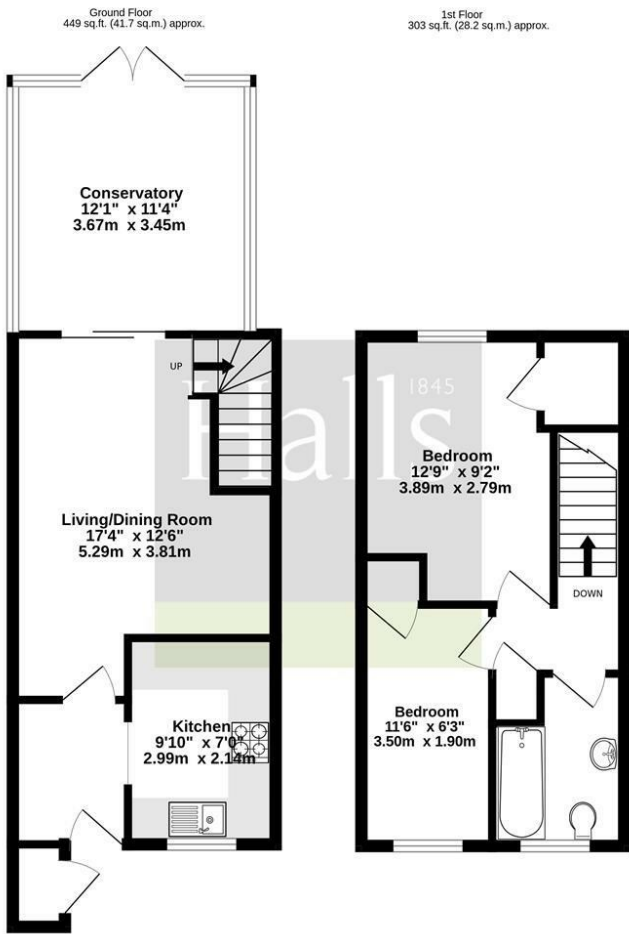


FOR SALE

31 Fir Tree Close, Ellesmere, SY12 9PQ



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

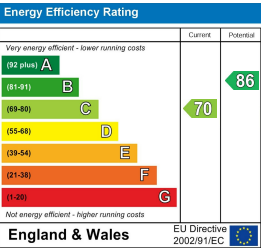
Offers in the region of £189,995

31 Fir Tree Close, Ellesmere, SY12 9PQ

**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@hallsgb.com



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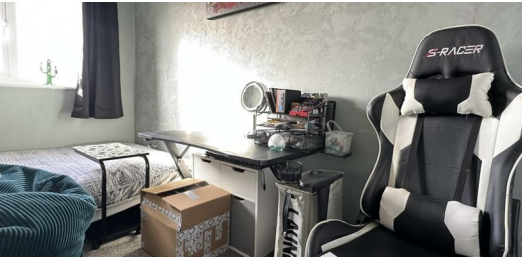
Oswestry (8 miles), Shrewsbury (16 miles).

(All distances approximate)

  
1 Reception Room/s

  
2 Bedroom/s

  
1 Bath/Shower Room/s



- Much Improved
- Well Presented
- Corner Plot
- Generous Gardens
- Parking and Garage
- Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 31 Fir Tree Close in Ellesmere for sale by private treaty.

31 Fir Tree Close is a well designed two-bedroom end of terrace property which has been the subject of a scheme of improvement works by the current vendor to now offer around 750 sq ft of attractively presented living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Kitchen, Living/Dining Room, and Conservatory, together with two first floor Bedrooms and a Family Bathroom.

31 Fir Tree Close is situated within particularly generous gardens which, by merit of the the property's corner position, are far larger than would be expected for a property of this nature and comprise, to the front, areas of lawn intersected by a pathway lined by established lavender, which leads to the front door, with a gateway leading around the side of the property to predominately lawned rear gardens inset with a paved patio area, this providing opportunities for outdoor dining and entertaining.

SITUATION

31 Fir Tree Close is situated in a most popular and sought after residential location on the edge of the North Shropshire Lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities, yet is still within easy motoring distance of the larger centres of Oswestry (8 miles) and Shrewsbury (16 miles) both of which have a more comprehensive range of amenities of all kinds.

W3W

///riverboat.iterative.robots

DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins and, shortly after passing Ellesmere Primary School on the left, take a left hand turn onto Cherry Drive; proceed up Cherry Drive with Fir Tree Close being the third turn on the left, with 31 positioned towards the end on the left, identified by a Halls "For Sale" board.

THE PROPERTY

The property provides principal access via a covered porch flanked to one side by an external store, which enters into an Entrance Hall, from where doorways lead, respectively, into a modern Kitchen featuring a stylish selection of base and wall units with a window onto the front, and a generously proportioned Living/Dining Room with stairs rising to the first floor alongside ample space for seating and dining areas; with patio doors leading from the Living/Dining Room into a useful Conservatory which provides views over the gardens.

Stairs rise from the Living/Dining Room to a landing where access is provided into the first floor accommodation, which comprises two well proportioned bedroom and an attractive family Bathroom featuring a white suite alongside stylish decoration.

OUTSIDE

The property is situated within particularly generous gardens which, by merit of the the property's corner position, are far larger than would be expected for a property of this nature and comprise, to the front, areas of lawn intersected by a pathway lined by established lavender, which leads to the front door, with a gateway leading around the side of the property to predominately lawned rear gardens inset with a paved patio area, this providing opportunities for outdoor dining and entertaining.

The property is further complemented by off street parking and a garage, the latter located at the end of the front gardens.

THE ACCOMMODATION COMPRISES:

Ground Floor -  
Entrance Porch  
Kitchen 2.99m x 2.14m  
Living/Dining Room 5.29m x 3.81m  
Conservatory 3.67m x 3.45m

First floor -  
Bedroom One 3.89m x 2.79m  
Bedroom Two 3.5m x 1.9m  
Bathroom

SERVICES

We understand that the property has the benefit of mains water, electricity, gas 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, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

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.