



FOR SALE

Auction Guide Price £100,000 - £110,000

3 Swan Hill, Ellesmere, SY12 0LZ

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A charming and characterful two-bedroom mid-terrace cottage accompanied by generous gardens and providing excellent potential for renovation and improvement, conveniently situated in a pleasant edge of town position.



Oswestry (8 miles), Wrexham (12 miles) Whitchurch (13 miles), Shrewsbury (17 miles))

All distances approximate.



- Town Cottage
- Extended
- Scope for Modernisation
- Traditional Features
- Generous Gardens
- Edge of Town Position

DESCRIPTION

Halls are delighted with instructions to offer 3 Swan Hill in Ellesmere for sale by public auction.

3 Swan Hill is a charming period cottage enviably positioned in a particularly desirable edge of town location which offers excellent access to The Mere and the renowned north Shropshire countryside, whilst retaining a convenient proximity to the town's many amenities. The property is traditionally presented and offers just under 700 sq ft of living accommodation with excellent potential for modernisation and renovation, these comprising, on the ground floor, a Living Room, Dining Room, and Kitchen, together with two first floor Bedrooms and a family bathroom.

The property is accompanied by generous gardens situated to the front and rear of the property, with the former of these presently comprising a traditional cobbled path flanked to either side by floral beds, with potential (LA consent permitting) for conversion into a parking area.

Immediately to the rear of the property is a useful courtyard area which contains a brick-built storage shed, this leading on to a substantial lawned area bordered by further floral beds and culminating in a timber storage shed/summerhouse.

SITUATION

3 Swan Hill is located in a pleasant edge of town position with easy access provided to the locally renowned mere and a selection of countryside walks, whilst retaining a convenient proximity to Ellesmere's many amenities, which include Schools, Supermarket, Restaurants, Medical Facilities, and a range of independent shops. The property is well positioned for access to the larger towns of Whitchurch and Oswestry, with the county town of Shrewsbury located further to the south; all of which offer a more comprehensive range of facilities.

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street until reaching a small roundabout, here take the third exit and then turn immediately left onto Swan Hill. Continue along Swan Hill for around 0.2 miles where the property will be situated on your left, identified by a Halls "For Sale" board.

W3W

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THE ACCOMMODATION COMPRISES

- Ground Floor -

Porch:

Living Room: 3.94m x 3.66m

Dining Room: 3.94m x 2.22m

Kitchen: 3.94m x 2.09m

- First Floor -

Bedroom One: 3.94m x 3.65m

Bedroom Two: 3.48m x 2.06m

Family Bathroom:

SERVICES

We understand that the property is served by mains water, electrics, gas, and drainage.

TENURE AND POSSESSION

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



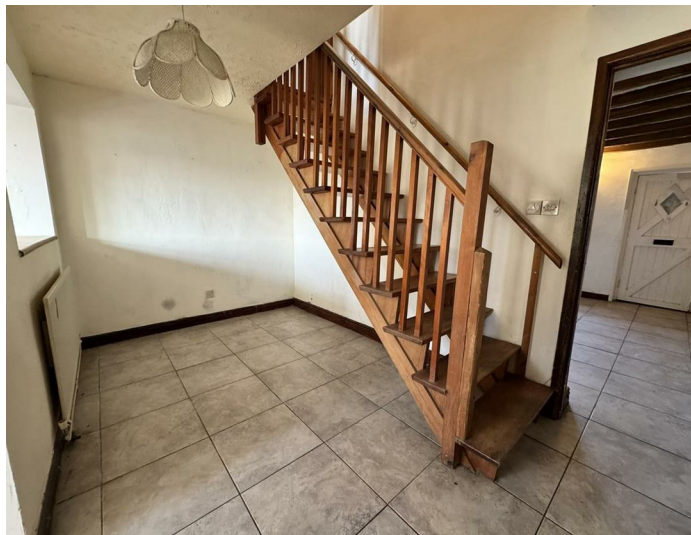
1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band B on the local authority register.

METHOD OF SALE

The property will be offered for sale by Public Auction on Friday 25th April 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 3pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the land privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONDITIONS OF SALE

3 Swan Hill will be sold subject to the Special Conditions of sale (Legal Pack), which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers, or Jenny Morris of Gough, Thomas & Scott Solicitors, of 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYERS PREMIUM

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £2,500, plus VAT (£3,000). This will apply if the land is sold before, at or after the Auction.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit

GUIDE PRICE/RESERVE

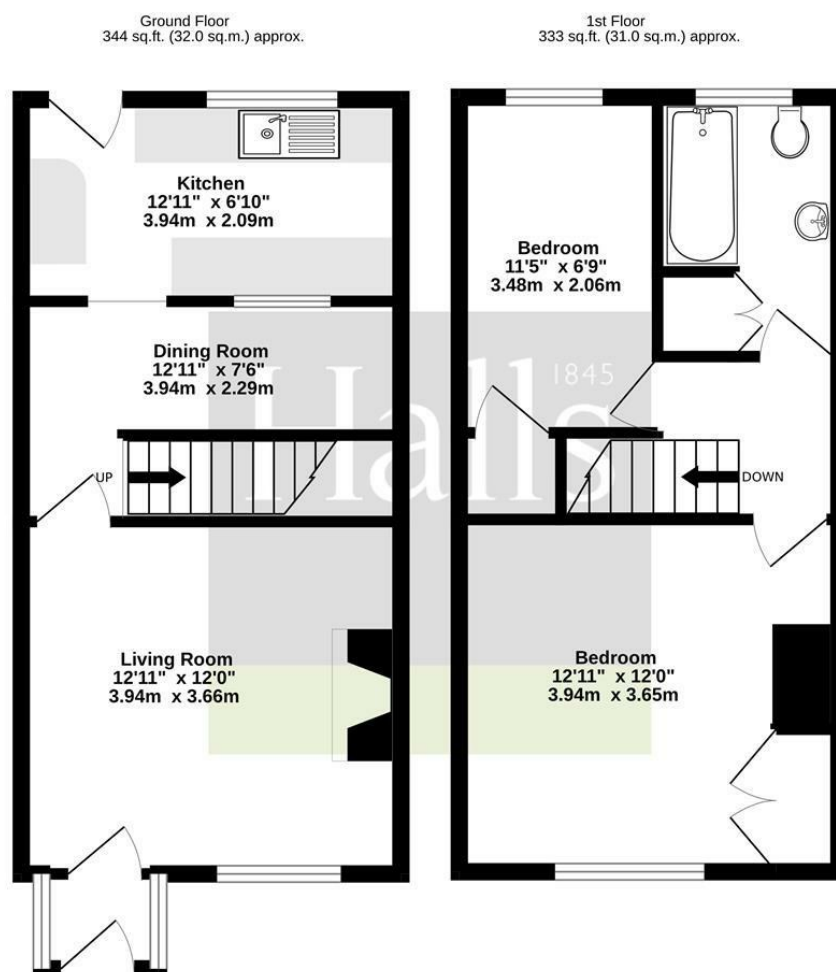
Guides are provided as an indication of each sellers minimum expectation, they are not necessarily figures which a property will sell for and may change at any time prior to the auction. each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect to be set within the Guide Range or no more than 10% above a single figure guide.

VIEWINGS

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

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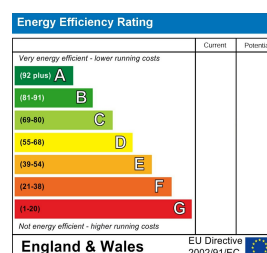
TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

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. Made with Metropix ©2025

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@halls.gb.com



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