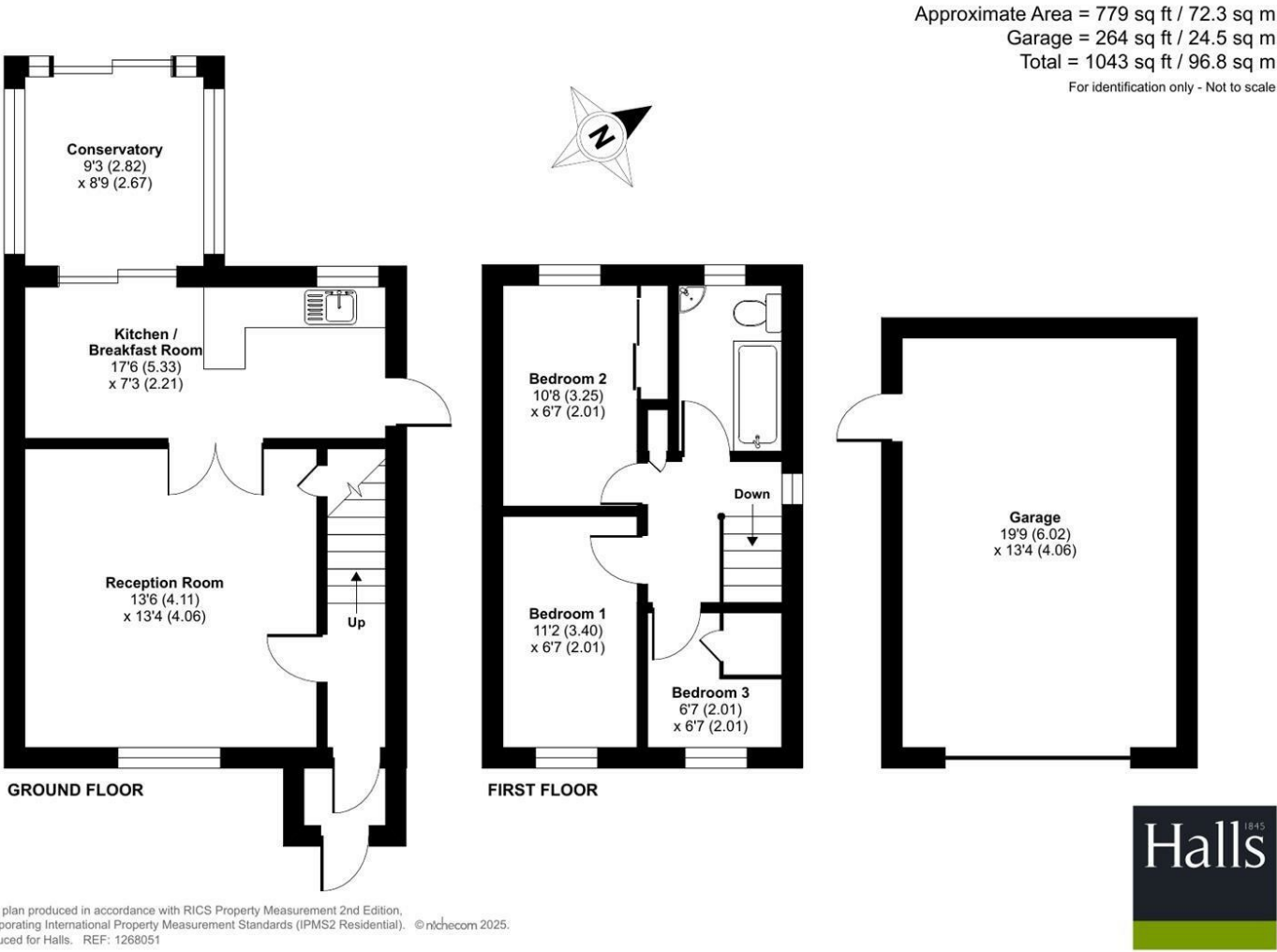


FOR SALE

12 Stanham Drive, Ellesmere, SY12 0NU



FOR SALE

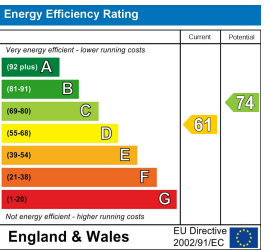
Offers in the region of £210,000

12 Stanham Drive, Ellesmere, SY12 0NU

**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



A well-designed three-bedroom semi-detached family home boasting front and rear gardens, ample driveway parking, and a detached garage, enviably positioned within a popular location close to the heart of Ellesmere.



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), Chester (28 miles)


(All distances approximate)



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Family Home
- Well-Designed
- Front and Rear Gardens
- Ample Driveway Parking
- Detached Garage
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 12 Stanham Drive in Ellesmere for sale by private treaty.

12 Stanham Drive is an ideal family home which has been carefully maintained by the current vendors and now provides almost 800 sq ft of deceptively spacious living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Porch, Living Room, Kitchen/Breakfast Room, and Conservatory, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by gardens situated to both the front and rear of the property, with the former of these comprising an area of lawn flanked to one side by a tarmac driveway which offers ample space for the tandem parking of a number of vehicles and leads on, via the side of the property, to a detached Garage.

To the rear of the property are private garden which are, again, ideally suited to families, with a paved patio area representing an ideal space for outdoor dining and entertaining, and leading on to an area of shaped lawn bordered by established floral and herbaceous beds.

SITUATION

12 Stanham Drive is situated a short distance from the centre of the popular North Shropshire Lakeland town of Ellesmere. Ellesmere has excellent local shopping, recreational and educational facilities and 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.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

W3W

///minivans.villa.older

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street, taking the first exit at the mini-roundabout onto Willow Street, and continuing until a right-hand turn (signposted St.Martins) leads onto Trimpley Street. After turning onto Trimpley Street, continue for around 0.1 miles where a left-hand turns provides entry onto Stanham Drive, where the property will be situated on your right, identified by a Halls "For Sale" board.

THE PROPERTY

The property provides principal access into a useful Entrance Porch which represents an ideal space for storing shoes and coats after walks around the towns many outdoor attractions, this leading directly onto stairs which rise to the first floor and through a door to the left into a welcoming Living Room with a window onto the front elevation and with double-opening doors providing access into a spacious open-plan Kitchen/Breakfast Room which features a fitted kitchen and ample space for a seating/dining area, with patio doors leading further on to a Conservatory with views across the rear garden.

From the Entrance Hall, stairs rise to a first floor landing where doors provide access into three Bedrooms, one of which enjoys recessed wardrobe space situated behind sliding doors, alongside a family Bathroom.

OUTSIDE

The property is approached onto a generous tarmac driveway, flanked to one side by an area of lawn, which provides ample space for the tandem parking of a number of vehicles and leads on to a detached single Garage (approx 6m x 4m) with up and over front access door, power and light laid on, and side pedestrian access.

To the rear of the property are private rear gardens which offer an excellent accompaniment to the property and at present comprise a paved patio area ideal for sitting out, this leading on to an area of shaped lawn bordered by well-stocked floral and herbaceous borders.

THE ACCOMMODATION COMPRISES:

- Ground Floor -  
Entrance Porch:  
Living Room: 4.11m x 4.06m  
Kitchen/Breakfast Room: 5.33m x 2.21m  
Conservatory: 2.82m x 2.87m

- First Floor -  
Bedroom One: 3.40m x 2.01m  
Bedroom Two: 3.25m x 2.01m  
Bedroom Three: 2.01m x 2.01m  
Family Bathroom:

SERVICES

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

TENURE

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

LOCAL AUTHORITY & COUNCIL TAX

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

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

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.