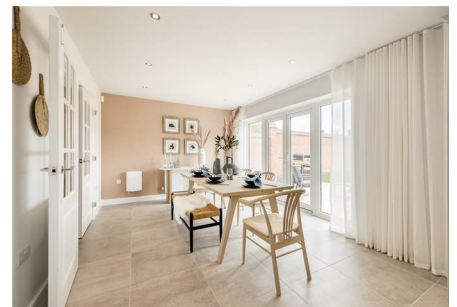


FOR SALE

£460,000

2 Kettlemere Close, Ellesmere, Shropshire, SY12 0EA

The Merrington is a detached four-bedroom property, extending to approx 1646 sq ft, from Shropshire Homes' Classic Collection, boasting driveway parking and double garage, Ground Floor Study, and open-plan kitchen/dining room with double doors out to the private garden, situated within a brand new development on the edge of the north Shropshire town of Ellesmere.



Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles), Chester (25 miles). All distances are approximate.



- NHBC 10-Year Buildmark warranty
- Integrated kitchen appliances
- Air source heat pump
- Choice of wall and floor tiles, upgrades available
- Electric vehicle charging point
- Edge of town location

DESCRIPTION

The Merrington is an exquisite four-bedroom detached home from the Classic Collection. Upon entering, a welcoming hallway leads to the living room, where a traditional feature log-burner is nestled in an inglenook, creating a cosy feel. Double doors in the living room provide free-flowing access to the open-plan kitchen/dining room, which can also be directly accessed from the hallway.

The multi-purpose family room includes French doors that open up to the private garden. Adjacent to the kitchen, a utility offers additional functionality and storage space. The ground floor also features a study and a WC.

Moving upstairs, you'll find four well-appointed bedrooms. The principal suite, bedroom one, boasts built-in wardrobes and an en-suite. Bedroom two also comes with built-in wardrobes and makes a perfect guest bedroom. Bedroom three is well-suited for a teenager and bedroom four makes an ideal children's room. A large family bathroom caters to the needs of the entire household.

The Merrington also includes an external double garage and a spacious driveway, ensuring secure parking and accommodating multiple vehicles.

ABOUT SHROPSHIRE HOMES

For over 40 years, Shropshire Homes has operated to a simple philosophy – to provide quality homes of distinctive character in prime locations.

SITUATION

Located in the the Market Town of Ellesmere, Oakmere Ridge offers a mixture of countryside living and the bustle of town life.

Ellesmere provides everything you could need, offering numerous amenities, including local pubs, supermarkets, local produce stores, an array of restaurants, a library, dentist, independent shops, bakers, butchers, Post Office, pharmacy, florists, takeaways and much more!

Ellesmere boasts Ellesmere Primary School, Lakelands Academy and Ellesmere College, all with an Ofsted rating of 'Good'. Ellesmere also benefits from a sports club, cricket ground, football club, sports centre/gym and the oldest bowling club in the UK!

Oakmere Ridge is just a short walk away from the Shropshire Union Canal (Llangollen Branch) and picturesque Mere, known for its beautiful wildlife and pathways to enjoy a gentle stroll, as well as boat hire and trips. A short drive-away over the Welsh border is National Trust's Chirk Castle and Pontcysyllte Aqueduct.

Ellesmere is ideally located in terms of accessibility to larger towns, with Shrewsbury, home of Britain's favourite market, just a 30 minute drive, Oswestry and Wrexham just 20 minutes in the car and the city of Chester just 40 minutes. All of these are easily accessible via public transport on the local bus or Gobowen train station, just 8 miles from Ellesmere.

KEY FEATURES

- NHBC 10-year Buildmark warranty
- Air source heat pump
- UPVC windows
- Ground floor cloakroom
- Choice of kitchen units with quartz or laminate worktops (upgrades available)
- Oven, hob, integrated dishwasher and fridge freezer
- Contemporary white bathrooms
- Choice of wall and floor tiles
- Sliding door wardrobes
- Feature log-burner
- Electric vehicle charging point
- Turf laid to front garden
- Fibre ready (FTTP)

THE ACCOMODATION WILL PROVIDE:



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



GROUND FLOOR

Entrance Hallway -
Living Room - 5.05m x 3.45m
Kitchen/Dining Room - 8.51m x 3.38m
Study - 3.14m x 2.34m
Utility Room -
Cloakroom -

FIRST FLOOR

Bedroom One - 5.30m x 3.22m
En-Suite -
Bedroom Two - 4.28m x 2.77m
Bedroom Three - 3.13m x 3.04m
Bedroom Four - 3.48m x 2.54m
Family Bathroom -

INCENTIVES

Incentives are available through Shropshire Homes' Helping Hands Scheme

ANTICIPATED COMPLETION DATE

May - July 2025

RESERVATION PROCESS

To reserve a property at Oakmere Ridge, a reservation fee of £500 is required (subject to contract and Shropshire Homes' terms & conditions). If contracts are not exchanged within eight weeks of contract papers being issued, Shropshire Homes reserve the right to withdraw the contract and re-market the property. In the event of your not proceeding with the purchase, administration/processing costs will be deducted from the reservation fee and any balance returned.

PREDICTED ENERGY ASSESSMENT

The property is predicted to enjoy an EPC rating of B (83) and an EI rating of A (96)

SERVICES

We understand that the property will have the benefit of mains Electricity, Water and Drainage.

TENURE

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

LOCAL AUTHORITY AND COUNCIL TAX

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

The property is yet to be assessed for Council Tax

DISCLAIMER

Some of the images and photographs used in the sale particulars have been artificially produced to show a projection of the finished property/development and, as such, may be subject to alteration during the construction process. Some images shown are from other Shropshire Homes developments and are not plot specific.

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.

FOR SALE

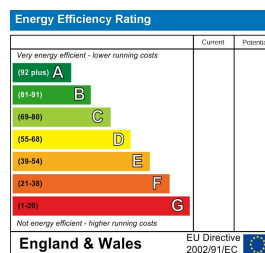
2 Kettlemere Close, Ellesmere, Shropshire, SY12 0EA



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



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.