



55 Hill Park, Dudleston Heath, Ellesmere, SY12 9LG

A well designed three-bedroom semi-detached property accompanied by attractive gardens and generous driveway parking, conveniently positioned within a popular development in the village of Dudleston Heath, near Ellesmere.



Ellesmere (2.5 miles), Oswestry (9 miles), Wrexham (11 miles), Shrewsbury (20 miles).

All distances approximate.



- Three Bedrooms
- Kitchen/Dining Room
- Front and Rear Gardens
- Rear Garden with Summerhouse
- Generous Driveway Parking
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 55 Hill Park in Ellesmere for sale by private treaty.

55 Hill Park is a well designed property which has been arranged to accommodate a variety of demographics, from families to more mature buyers, with internal accommodation which has been well cared for but with scope for minor updating in some areas, whilst providing around 700 sq ft of living space situated over two floors, these presently comprising, on the ground floor, an Entrance Hall, Living Room, and Kitchen/Dining Room, together with three first floor Bedrooms and a family Bathroom.

Externally, the property is complemented by gardens to both the front and rear, with the former of these featuring an expanse of lawn bordered to one side by a generous tandem driveway which provides space for a number of vehicles, this leading to the side of the property and on to private rear gardens which comprise a further area of lawn bordered by established floral beds, alongside an attractive paved patio area and a timber Summerhouse. The gardens also contains two timber garden storage sheds.

SITUATION

55 Hill Park, is situated on the edge of the well known North Shropshire village of Dudleston Heath, which has good local amenities for a village of its size to include a parish church, primary school and local bowls/tennis club. Whilst enjoying its location, it is only approximately 2.5 miles from the North Shropshire town of Ellesmere which has an excellent range of local shopping, recreational and educational facilities. The larger centres of Shrewsbury (18.5 miles) and Oswestry (8.5 miles) are both, also, within easy motoring distance, both of which, have a more comprehensive range of amenities of all kinds.

SCHOOLING

Within a comfortable proximity are a number of highly rated state and private schools including Criftins C of E Primary School, Ellesmere Primary School, Ellesmere College, Lakelands Academy, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, and Adcote School for Girls.

DIRECTIONS

From Ellesmere proceed on the B5068 to Dudleston Heath. In the centre of Dudleston Heath turn right in to Hill Park and immediately right again and the property will be located after a short distance on the right hand side identified by a Halls 'For Sale' board.

THE PROPERTY

The property provides principal access via a covered porch which enters into a Reception Hall, where stairs rise to the first floor and a door leads immediately to the right into a welcoming Living Room, with bay-style window onto the front elevation and a traditionally styled gas-fire positioned on a raised hearth with storage area to one side.

From the Living Room, a further door leads into a well-proportioned Kitchen/Dining Room with a window overlooking the gardens, patio doors which open onto the same, and a fitted kitchen comprising a selection of base and wall units with work surfaces over, alongside ample space for a seating/dining area.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Stairs rise to a first floor landing with recessed storage cupboard, and from where doors allow access into three Bedrooms, with Bedroom One boasting a sizeable recessed walk-in wardrobe. The first floor accommodation is completed by a family Bathroom, which contains a pale grey suite comprising bath with shower over, low-flush WC, and hand basin.

OUTSIDE

The property is approached onto a generous paved tandem driveway, which provides ample space for a number of vehicles and is flanked to one side by an expanse of lawn.

The rear gardens are a notable feature of the property and have been well-maintained by the current occupants, to currently provide a further expanse of shaped lawn bordered by established floral beds, alongside a paved patio area which represents an ideal space for outdoor dining and entertaining. The garden also boasts a timber Summerhouse with paved area to the front, as well as two further timber storage sheds.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 4.06m x 3.41m

Kitchen/Dining Room: 4.42m x 3.03m

- First Floor -

Bedroom One: 3.43m x 3.11m

Bedroom Two: 3.03m x 3.02m

Bedroom Three 2.36m x 2.17m

Family Bathroom:

W3W

///palm.laugh.steadily

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

COUNCIL TAX

The property is in Band 'C' on the Shropshire Council 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.

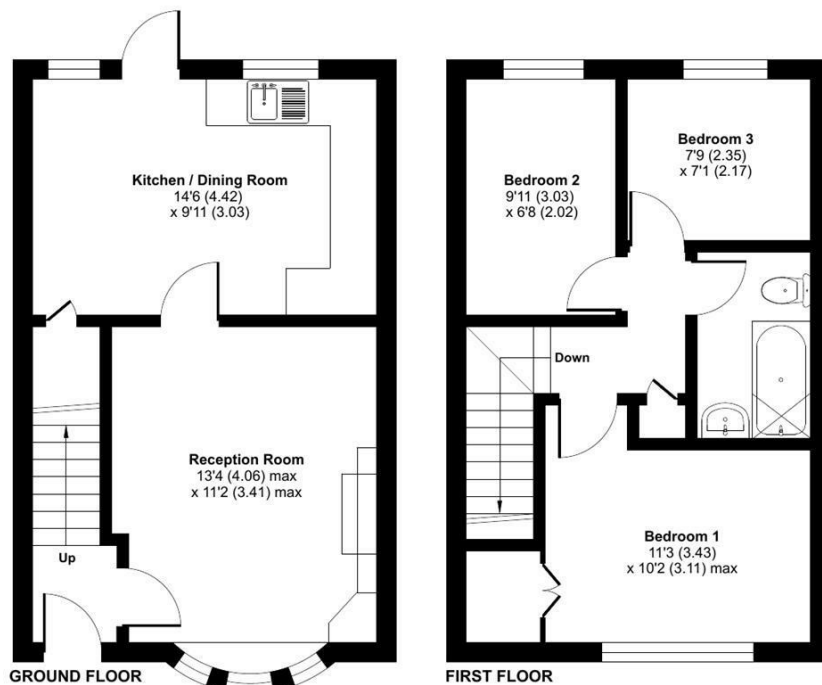
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602.

FOR SALE

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Approximate Area = 694 sq ft / 64.4 sq m
For identification only - Not to scale

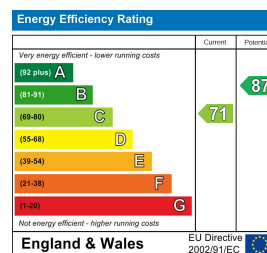


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1298940

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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

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