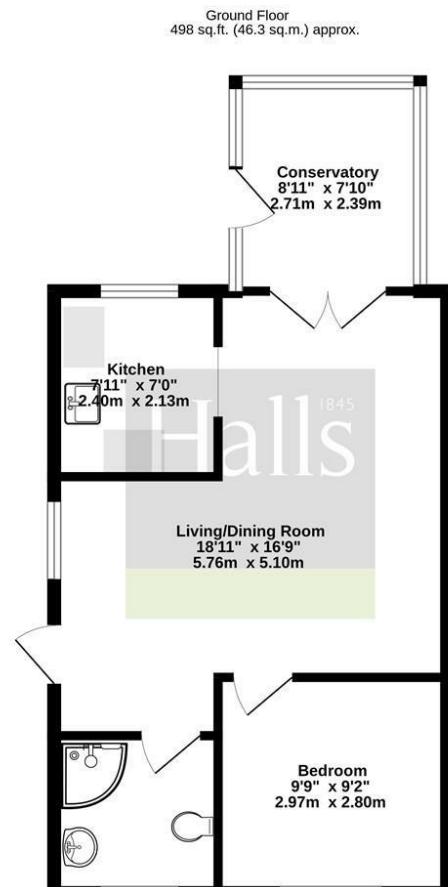
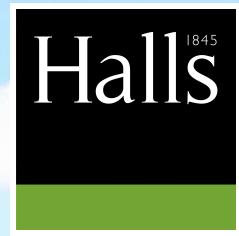


FOR SALE

9 Kaymaur Close, Dudleyton Heath, Ellesmere, SY12 9NB

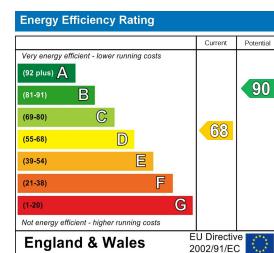


TOTAL FLOOR AREA : 498 sq.ft. (46.3 sq.m.) approx.  
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metropax C2025

**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



9 Kaymaur Close, Dudleyton Heath, Ellesmere, SY12 9NB

An improved and deceptively spacious one-bedroom semi-detached bungalow benefitting from front and rear gardens, garage, and colourfully presented living accommodation, peacefully situated in a quiet cul-de-sac of similar properties within the village of Dudleyton Heath.



01691 622602

Ellesmere Sales  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)

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Ellesmere (3 miles), Oswestry (9 miles), Wrexham (11 miles), Shrewsbury (20 miles),  
(All Distances Approximate)



1 Reception  
Room/s

1 Bedroom/s

1 Bath/Shower  
Room/s



- **Bungalow**
- **Formerly Two-Bedroom**
- **New Shower Room & Kitchen**
- **Front and Rear Gardens**
- **Garage and Driveway**
- **Cul-De-Sac Location**

## DESCRIPTION

Halls are delighted with instructions to offer 9 Kaymaur Close, Dudley Heath, for sale by private treaty.

9 Kaymaur Close is an improved and deceptively spacious one-bedroom semi-detached bungalow benefitting from front and rear gardens, garage, and colourfully presented living accommodation, peacefully situated in a quiet cul-de-sac of similar properties within the village of Dudley Heath.

Internally, the property, which was formerly a two-bedroom, has been the subject of decorative improvements by the current vendor, now provides deceptively spacious single-storey living accommodation and comprises an open plan Living/Dining Area, Kitchen, Shower Room, and Bedroom.

## THE ACCOMMODATION COMPRIMES:

Living/Dining Area: 5.76m x 5.10m (max)  
Kitchen: 2.18m x 2.40m  
Bedroom: 2.97m x 2.80m  
Shower Room:  
Conservatory: 2.39m x 2.71m

Externally, the property enjoys gardens to both the front and rear, with the former of these featuring an expanse of lawn flanked by a brick-paved driveway with space for a number of vehicles, this leading on to the single garage. To the rear are private gardens which have been subject to further improvements and now offer areas of lawn surrounding a centrally located pond, along with a paved patio area which represents an ideal space for outdoor dining and entertaining.

The sale of 9 Kaymaur Close does, therefore, provide a wonderful opportunity for purchasers to acquire an improved one-bedroom bungalow with the benefit of gardens, parking, and a garage, peacefully situated in a village location.

## SITUATION

9 Kaymaur Close is situated in the village of Dudley Heath, approximately 3 miles from the well known north Shropshire Lakeland town of Ellesmere, which has an excellent range of local shopping, recreational and educational facilities. The town is, also, within easy motoring distance of the larger centres of Oswestry (9 miles) and the county towns of Shrewsbury (20 miles) and Chester (27 miles), all of which, have a more comprehensive range of amenities of all kinds.

## THE PROPERTY

The property is entered into an open plan Living/Dining Room, this now incorporating what used to be the Bathroom and, as such, providing a generous amount of versatile space, with double opening patio doors leading into a Conservatory with glazing onto three aspects and a door onto the patio area. Further doors lead from the Living Area into a Kitchen, which has been modernised with a freestanding kitchen, a double Bedroom, and a Shower Room which boasts a new suite and walk in corner shower cubicle.

## OUTSIDE

The property enjoys gardens to both the front and rear, with the former of these featuring an expanse of lawn flanked by a brick-paved driveway with space for a number of vehicles, this leading on to the single garage. To the rear are private gardens which have been subject to further improvements and now offer areas of lawn surrounding a centrally located pond, along with a paved patio area which represents an ideal space for outdoor dining and entertaining.

## W3W

///purses.narrates.lateral

## SERVICES

We understand that the property has the benefit of mains water, gas, electricity 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, Abberley Foregate, Shrewsbury, Shropshire, SY2 6ND.

## 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.