



FOR SALE

Offers in the region of £177,500

41 Swanmere Park, Ellesmere, Shropshire, SY12
0NA

A well positioned two-bedroom semi-detached bungalow benefitting from driveway parking, a partially converted garage, and attractive gardens, conveniently situated in a popular residential location within walking distance of the centre of Ellesmere.



Oswestry (9 miles) Wrexham (12 miles) Shrewsbury (18 miles) Chester (28 miles).

(All distances approximate)



- Bungalow
- Two Bedrooms
- Driveway Parking
- Partially Converted Garage
- Attractive Gardens
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 41 Swanmere Park, Ellesmere, for sale by private treaty and with the benefit of no onward chain.

41 Swanmere Park is a semi-detached two-bedroom bungalow providing well-proportioned single storey living accommodation extending to around 650 sq ft, whilst at present comprising an Entrance Porch, Inner Hallway, Living Room, Kitchen, two Bedrooms, and a family Bathroom, alongside a partially converted Garage currently serving as a Utility Room, which leads on to a side Conservatory.

The property is complemented by front and rear gardens, with the former of these featuring a concrete driveway flanked to one side by an area of lawn retained within a low-level brick wall, with the driveway culminating in partially converted garage with storage to the front. To the rear of the property are private gardens featuring a concrete patio area which rise, via a small set of steps, to an area of lawn bordered by floral beds.

SITUATION

41 Swanmere Park is situated in a most popular and sought after residential location on the edge of the North Shropshire Lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities, yet is still within easy motoring distance of the larger centres of Oswestry (8 miles) and Shrewsbury (16 miles) both of which have a more comprehensive range of amenities of all kinds.

W3W

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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.

DIRECTIONS

From our Ellesmere office proceed along Cross Street to the roundabout, take the third exit onto Sparbridge (A495), take the first left onto Swan Hill and continue for about 0.2 miles. Then, turn left onto Swan Mere Park and the property will be located on the right hand side, identified by a Halls For Sale board.

THE PROPERTY

The property provides principal access into an Entrance Porch with space for boots and coats, this leading through to an Inner Hallway, from where a door enters directly into a Kitchen, which features a window onto the front elevation, alongside a range of base and wall units. A further door leads from the Inner Hall in to a well-proportioned Living/Dining Room with window onto the front elevation and log-burner style heater set on a raised hearth in front of a wooden surround.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



To one end of the Living Room a door provides access to the rear of the property, via an Inner Hallway, with a recessed storage cupboard and from where doors lead into two Bedrooms, with the Master enjoying patio doors which open into to the rear gardens. Completing the living accommodation is a family Bathroom containing a suite which comprises a panelled bath with electric shower, pedestal hand basin, and low flush WC.

OUTSIDE

To the front of the property is a concrete driveway which leads to the partially converted attached single garage and a paved pathway which leads to the front door, bordered by a lawned front garden.

The rear gardens briefly comprise a concrete patio area providing an ideal space for outdoor entertaining with steps leading up to an area of lawn with various maturing trees and shrubs.

THE ACCOMODATION COMPRISES

- Ground Floor -
Living Room: 4.91m x 3.09m
Kitchen: 3.12m x 3.01m
Bedroom One: 3.39m x 3.01m
Bedroom Two: 3.39m x 3.09
Bathroom:
Conservatory: 3.00m x 2.20m

SERVICES

We understand that the property has the benefit of mains electricity, gas, water and drainage.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Council Tax band 'B'.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

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.

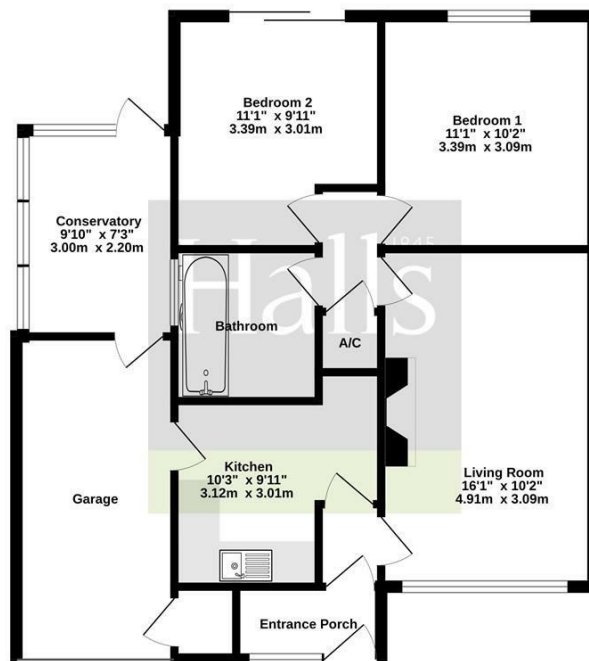
VIEWINGS

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

FOR SALE

41 Swanmere Park, Ellesmere, Shropshire, SY12 0NA

Ground Floor
759 sq.ft. (70.5 sq.m.) approx.



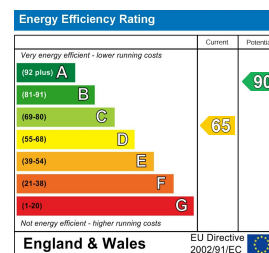
TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.

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 misstatement. 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.
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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

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