

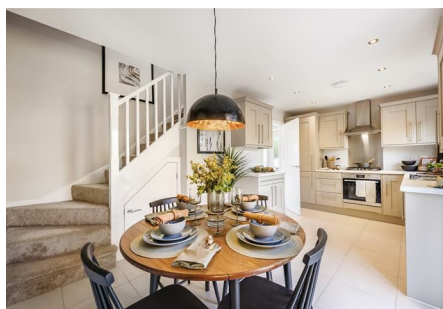


FOR SALE

Asking Price £264,950

32 Kettlemere Close, Ellesmere, Shropshire,  
SY12 0FX

The Arundel is a three-bedroom semi-detached home extending to approx. 890 sq ft from Shropshire Homes' Legacy Collection, boasting a private driveway for two cars, master with En-Suite, and an open-plan Kitchen/Dining Room with French doors out to the private gardens, situated within a brand new development on the edge of Ellesmere.



Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles), Chester (25 miles).

All distances approximate.



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

## DESCRIPTION

The Arundel opens up into a large hallway that leads to a spacious living room with a pretty bay window. The open-plan kitchen/dining room features French doors leading to the rear private garden. Downstairs also benefits from a WC and cupboard under the stairs.

The first floor presents three bedrooms, with bedroom one and two offering a large layout, and bedroom three perfect for a study, dressing room or children's bedroom. Upstairs also includes two ample-sized cupboards, perfect for your storage needs, and a large family bathroom.

The Arundel comes with a large driveway suitable for two cars at the back of the home.

## 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 it's 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.





1 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



## KEY FEATURES

-

- NHBC 10-year Buildmark warranty
- Air source heat pump
- UPVC windows
- Ground floor cloakroom
- Choice of kitchen units with laminate worktops or upgrade to quartz
- Contemporary white bathrooms
- Choice of wall and floor tiles, upgrades available
- Electric vehicle charging point
- Turf laid to front garden
- Fibre ready (FTTP)

## THE ACCOMMODATION WILL PROVIDE:

### GROUND FLOOR

Entrance Hallway -

Living Room - 5.46m x 3.35m

Cloakroom -

Kitchen/Dining Room - 5.46m x 2.77

### FIRST FLOOR

Bedroom One - 3.46m x 3.15m

En-Suite:

Bedroom Two - 3.465m x 3.01m

Bedroom Three - 3.42m x 1.92m

Family Bathroom -

## ANTICIPATED COMPLETION DATE

October - December 2025

## PREDICTED ENERGY ASSESSMENT

EER - 84

Environmental impact - 97

## INCENTIVES

Incentives are available through Shropshire Homes' Helping Hands Scheme

## 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.

## 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.

# FOR SALE

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## ARUNDEL



THREE-BEDROOMS | SEMI-DETACHED | 890sqft

### GROUND FLOOR

Kitchen/Dining Room  
17'11" x 9'1"  
5468mm x 2775mm

Living Room  
17'11" x 11'  
5468mm x 3358mm

### FIRST FLOOR

Bedroom One  
11'4" x 10'4"  
3461mm x 3154mm

Bedroom Two  
11'4" x 9'11"  
3463mm x 3010mm

Bedroom Three  
11'3" x 6'4"  
3428mm x 1927mm

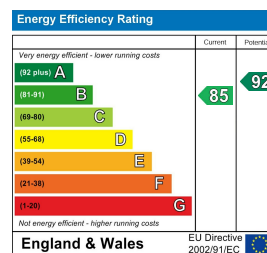


Plots: 55, 56, 87, 89, 91, 93, 95

**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 622602

### Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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