



FOR SALE

Offers in the region of £275,000

Claremont Grange Road, Ellesmere,  
Shropshire, SY12 9DJ

A recently renovated three-bedroom semi detached period property boasting stylishly appointed living accommodation, attractive gardens, and driveway parking leading onto a timber garage/workshop, peacefully yet conveniently situated on the outskirts of Ellesmere.





- Recently Renovated
- Period Features
- Close to Open Countryside
- Attractive Gardens
- Driveway and Timber Garage
- Convenient Edge of Town Location

## DESCRIPTION

Halls are delighted with instructions to offer Claremont, Grange Road, for sale by private treaty.

Claremont is a period three-bedroom semi-detached property which has been subject to a thorough scheme of modernisation and improvement works by the current vendors, including a carefully implemented loft-conversion, and which now provides, in all, nearly 1,200 sq ft of characterful yet useable living accommodation arranged across three deceptively spacious floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Dining/Family Room, Kitchen, and Bathroom, together with two first-floor Bedrooms served by a family bathroom, and a large third Bedroom within the loft conversion.

The property enjoys driveway parking to the front which leads on to a timber Garage/Workshop, these flanked to one side by a paved walkway bordered by floral and herbaceous beds retained within a traditional brick and wrought-iron wall. To the rear are attractively maintained gardens which comprise an area of shaped lawn bordered by slate and floral beds, alongside a number of mature trees.

## SITUATION

Claremont enjoys a semi-rural position against a backdrop of open countryside on the perimeter of the lakeland town of Ellesmere, from which it is within walking distance, which provides a respectable range of day to day amenities, including Schools, Supermarket, Restaurants, Public Houses, and Medical Facilities, alongside excellent opportunities for walks along The Mere and the local canal network. The property retains a convenient proximity to the larger market towns of Oswestry and Whitchurch, both of which enjoy broader array of facilities, with the county centre of Shrewsbury lying around 18 miles to the south and boasting a comprehensive offering of amenities of all kinds, including artistic and cultural attractions.

## SCHOOLING

The property is conveniently positioned for access to a number of well regarded state and private schools, including Crifftins C of E Primary (rated outstanding), Ellesmere Primary School, Lakelands Academy, St.Martins School, Ellesmere College, Moreton Hall School,, Oswestry School, Packwood Haugh, and Adcote School for Girls.

## THE PROPERTY

The property is principally accessed via a covered external porch which opens into an Entrance Hall featuring traditional tiled floors and stairs which rise to the first floor, and from where a door leads immediately to the right into a welcoming Living Room which boasts a bay window into the front elevation, parquet flooring, and a centrally positioned open fire set within a period surround.

The Entrance Hall culminates at a door which provides access into a versatile Family/Dining room, ideal for use for formal dining occasions or as a further reception room, with a window onto the rear elevation overlooking the gardens and a multi-fuel burner set within a partially exposed-brick inglenook, alongside stairs which lead down to a useful cellar. From the Family/Dining Room, a further door opens into a Kitchen with a range of base and wall units, secondary access door, and window onto the side. The ground floor accommodation is completed by a rear Lobby which leads into a Bathroom comprising an attractive white suite.



2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



Stairs rise from the Entrance Hall to a first floor landing where doors open into two well-proportioned Bedrooms, with Bedroom One enjoying recessed storage/wardrobe space, alongside a modern Shower Room, with further stairs rising from the landing to a recently implemented spacious third Bedrooms offering generous eaves storage and Velux windows providing elevated views across the scenery beyond.

#### OUTSIDE

The property is approach off Grange Road onto a parking area providing space for two vehicles, this leading on to a timber Garage (approx. 5.00m x 3.20) with power and light laid on.

The rear gardens are an attractive feature of the property and have been lovingly maintained by the current vendors, with an area of shaped lawn bordered by a range of well-stocked floral and herbaceous beds, alongside a decked patio area, the latter offering in ideal spot for outdoor dining and entertaining. With the rear gardens also featuring a general storage shed positioned alongside the ground floor bathroom, this offering potential for conversion to become part of the living accommodation (LA consent permitting).

#### THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 4.10m x 3.47m

Family/Dining Room: 4.56m x 3.62

Kitchen: 4.25m x 2.08m

Rear Lobby:

Bathroom:

- Upper Floors -

Bedroom One: 4.56m x 3.41m

Bedroom Two: 2.72m x 2.56m

Shower Room:

Bedroom Three: 4.16m x 3.87m

**W3W**

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#### DIRECTIONS

Leave Ellesmere, either by foot or car, via the A528 in the direction of Overton-On-Dee and, after around 0.8 miles, the property will be situated on the left, identified by a Halls "For Sale" board.

#### SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage.

#### TENURE AND POSSESSION

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

#### COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

#### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

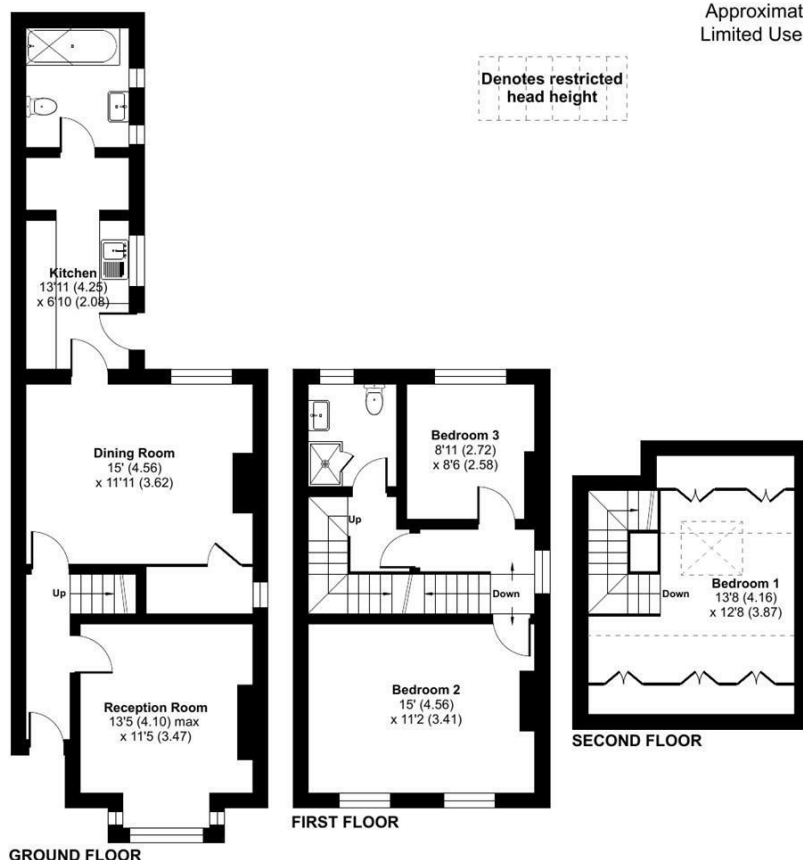
#### AML (ANTI-MONEY LAUNDERING)

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

## Claremont Grange Road, Ellesmere, Shropshire, SY12 9DJ



Approximate Area = 1073 sq ft / 99.6 sq m  
Limited Use Area(s) = 116 sq ft / 10.7 sq m  
Total = 1189 sq ft / 110.3 sq m

For identification only - Not to scale

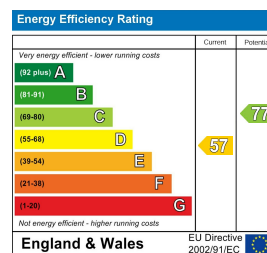


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1315466

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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 622602

### Ellesmere Sales

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

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