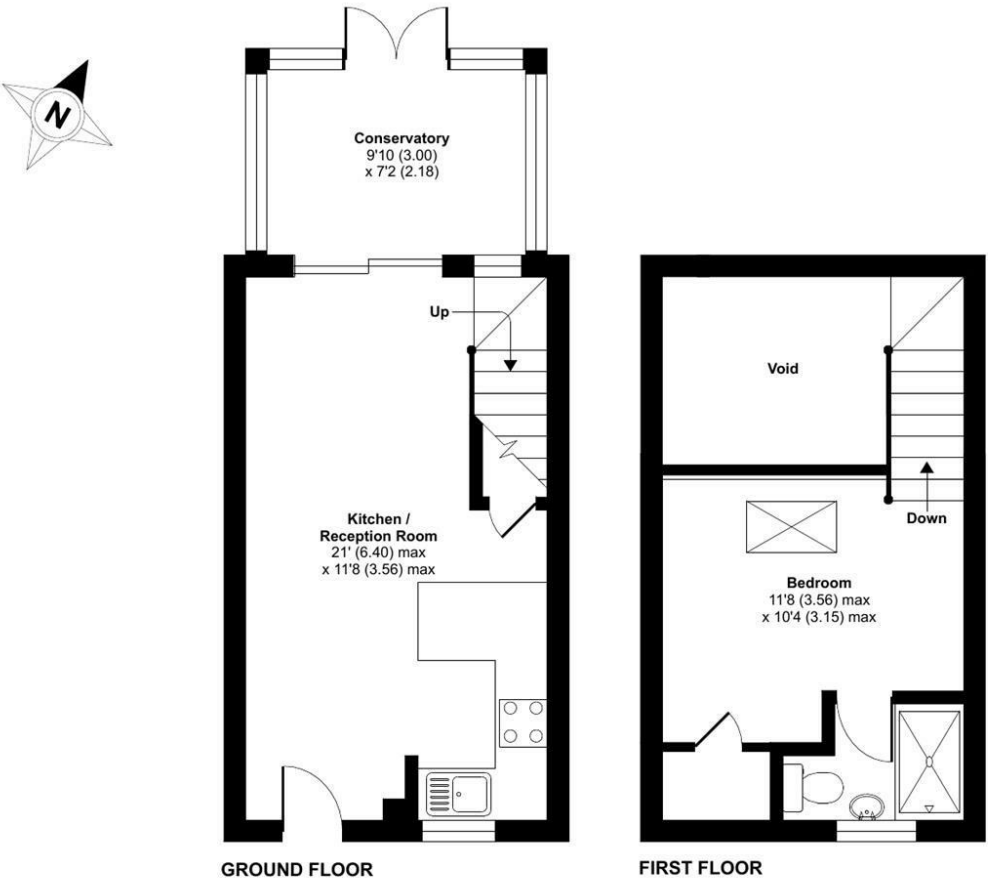


FOR SALE

29 Swan Hill, Ellesmere, SY12 0LW

Approximate Area = 480 sq ft / 44.6 sq m (excludes void)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nxlchem 2025. Produced for Halls. REF: 1345623



FOR SALE

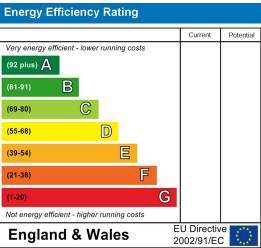
Offers in the region of £163,000

29 Swan Hill, Ellesmere, SY12 0LW

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



An attractively presented one-bedroom mid-terrace house benefitting from flexible living accommodation, attractive gardens, and off-street parking, usefully situated in a particularly convenient location within walking distance of The Mere and Ellesmere town centre.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Oswestry (8 miles), Shrewsbury (16 miles), Chester (25 miles).

(All distances approximate)



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- One Bedroom House
- Open-Plan Ground Floor
- Conservatory
- Attractive Gardens
- Allocated Parking
- Popular and Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 29 Swan Hill for sale by private treaty.

29 Swan Hill is an extended and deceptively spacious one-bedroom terrace house which has been lovingly maintained and improved by the current vendor and which now provides almost 500 sq ft of thoughtfully designed living accommodation arranged across two floor. The ground floor comprises a wonderfully open plan living space comprising Kitchen, Dining, and Living areas, with, to the first floor, a double Bedroom with En-Suite Bathroom and recessed wardrobe.

The property is complemented by a front and rear gardens which have, again, been well maintained by the current vendor. To the front is a paved walkway leading to the front door, this flanked to either side by gravelled beds interspersed with shrubs and flower, with, to the rear, a space designed with ease of maintenance in mind and presently featuring a predominantly paved area bordered by established floral and herbaceous beds.

The property enjoys two allocated parking spaces, one located to the front and the second to the side of the property.

SITUATION

The property is conveniently positioned in a popular residential location within walking distance to Ellesmere's many amenities, which include Schools, Supermarket, Medical Facilities, Public Houses, and an array of independent Shops, as well as being particularly well situated for access to The Mere and the local canal network, both of which provide splendid country walking. The larger towns of Oswestry and Whitchurch lie within easy reach and offer a more comprehensive range of facilities, with the county centres of Wrexham and Shrewsbury positioned to the north and south respectively, these enjoying a further range of facilities, including cultural and artistic attractions.

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 Moreton Hall.

THE PROPERTY

The property provides principal access via a covered external porch which opens into a wonderfully open-plan ground floor living space, with a Kitchen area positioned immediately to the right and comprising a selection of base and wall units with work surfaces over, alongside planned space for appliances. The remainder of the room allows for flexible living with ample space for seating and dining areas joined by double-opening doors which allow access into a Conservatory, this for a range of onward usages, be that as further reception space, a Garden Room, or Office.

Stairs rise from the ground floor, with integrated storage cupboard beneath, to a mezzanine first floor Bedroom situated beneath a large Velux window and accompanied by a useful recessed wardrobe/storage cupboard. The living accommodation is completed by an En-Suite bathroom which joins the Bedroom and features a bath, low-flush WC, and hand basin.

OUTSIDE

The property is approached onto an attractively maintained easy-care front garden featuring a paved pathway flanked to either side by gravelled beds interspersed by shrubs and flowers.

The rear gardens have, again, been designed with ease of maintenance in mind and are attractively presented with a paved area bordered by established floral and herbaceous beds, alongside a timber garden storage shed.

The property is further complemented by two allocated parking spaces, one positioned within the parking area to the front of the parking, and the second located within the courtyard to the side of the property, with gated access.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Living/Dining/Kitchen area: 6.40m x 3.46m
Conservatory: 3.00m x 2.18m

- First Floor -
Bedroom: 3.56m x 3.15m (max)
En-Suite:

W3W
///chipper.producers.faded

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street and, when reaching a roundabout, take the third exit, turning left shortly after onto Swan Hill. Continue for around 0.1 miles, the property will be situated on the right, identified by a Halls "For Sale" board.

SERVICES

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

TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band A on the local authority 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, SY12 0AW.