

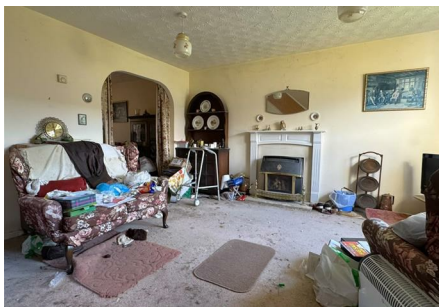


**FOR SALE**

Auction Guide Price: £150,000

38 Diksmuide Drive, Ellesmere, SY12 9QA

\*\*\*Auction Guide Price £150,000 \*\*\* A well proportioned three-bedroom detached family home accompanied by driveway and integral garage, now requiring comprehensive renovation works, conveniently situated in a popular residential location within walking distance of Ellesmere town centre.



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

All distances approximate.



- Detached Family Home
- Three Bedrooms
- Front and Rear Gardens
- Driveway and Garage
- Walking Distance to Town Centre
- Requiring Comprehensive Modernisation

## DESCRIPTION

Halls are delighted with instructions to offer 38 Diksmuide Drive for sale by public auction.

38 Diksmuide Drive is a well proportioned three-bedroom detached family home which provides over 1,000 sq ft of thoughtfully arranged accommodation situated across two generous floors, these now offering excellent potential for comprehensive modernisation and improvement to become a wonderful family home.

The property is complemented by gardens situated to both the front and rear, with the former of these enjoying a driveway, flanked to one side by an area of lawn, which leads on to an integral garage, with, to the rear, further areas of lawn.

## SITUATION

38 Diksmuide Drive lies within a popular residential development just a short walk from Ellesmere's many amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

## SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, Moreton Hall, and Ellesmere College.

## DIRECTIONS

From our Ellesmere office, proceed north along Cross Street and, when reaching a roundabout, take the third exit onto Talbot Street, turning left shortly after onto Swan Hill. Continue along Swan Hill for around 0.1 miles where a left hand turn leads onto Diksmuide Drive, where number 38 will be situated on the right, identified by a Halls "For Sale" board.

## W3W

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## THE PROPERTY

The property is principally accessed from the south into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the left into a Cloakroom, with a further door leading through to a Living Room, this featuring a window onto the front elevation and ample space for seating. An archway leads through from the Living Room to a versatile Dining Room, allowing a seamless and particularly sociable layout, which could serve for more formal dining occasions or for use as a family or play room., with the Dining Room boasting patio doors which exit directly onto the gardens.

The ground floor accommodation is completed by a Kitchen situated to the rear of the property which enjoys a range of fitted base and wall units, alongside a window overlooking the garden and a door which opens into a useful Utility Room with planned space for white goods and a secondary access door from the rear; a further door from the Utility Room provides access directly into the Garage.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, and from where access is provided into three comfortably sized Bedrooms, all served by a Family Bathroom which comprises a fitted suite featuring a panelled bath, low-flush WC, and hand basin.

## OUTSIDE

The property is approached onto a driveway which leads on to a single garage (approx. 5.36m x 2.39m) with metal up-and-over front access door, pedestrian door into the Utility Room, and with power and light laid on, with the driveway flanked to one side by an area of lawn.

The rear gardens offer excellent opportunity for landscaping and improvement to become a wonderful complement to the home.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



#### THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 4.95m x 3.63m

Dining Room: 3.02m x 2.41m

Kitchen: 2.97m x 2.46m

Utility Room: 2.97m x 2.26m

Cloakroom:

- First Floor -

Bedroom One: 3.78m x 2.57m

Bedroom Two: 3.51m x 2.72m

Bedroom Three: 2.39m x 2.24m

Family Bathroom:

#### SERVICES

We are advised that the property benefits from mains water, electrics, 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, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### METHOD OF SALE

The property will be offered for sale by Public Auction on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

#### CONTRACTS AND LEGAL PACK

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors: Miss J Morris of Gough, Thomas & Scott Solicitors, 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ or at the Auctioneers offices, Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: , prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

#### BUYER'S PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at £3000, plus VAT (£3600). This will apply if the land is sold before, at or after the Auction.

#### \*IMPORTANT\* AML

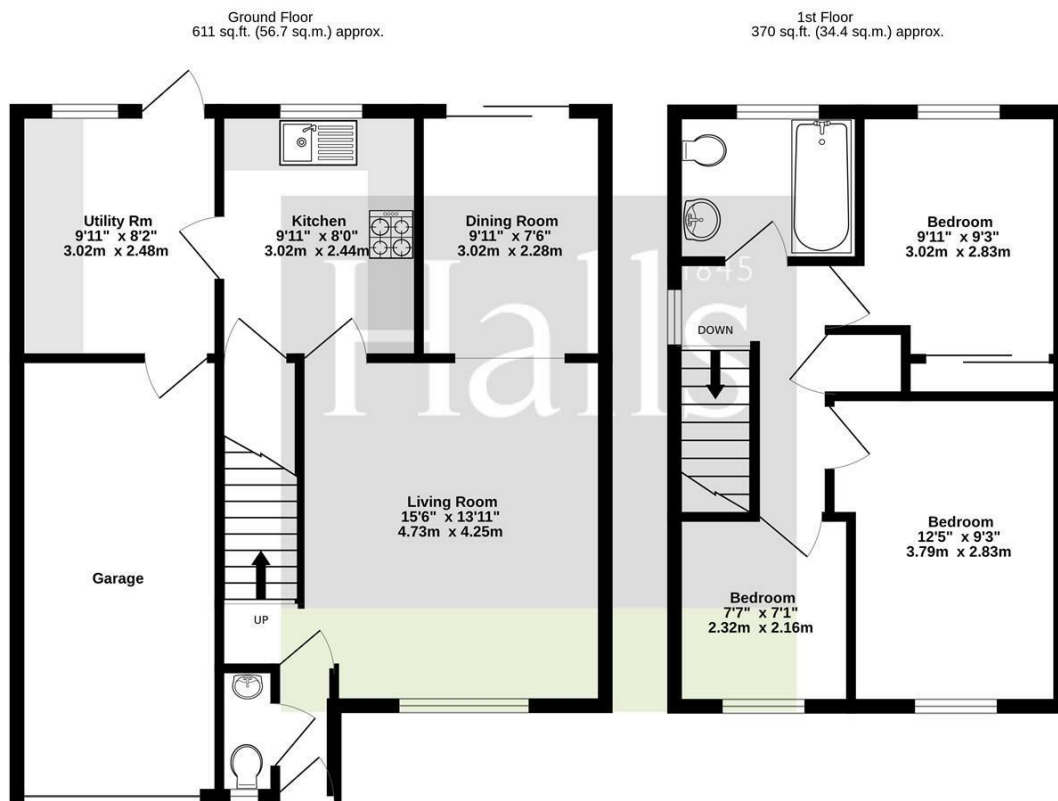
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit

#### VIEWINGS

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

# FOR SALE

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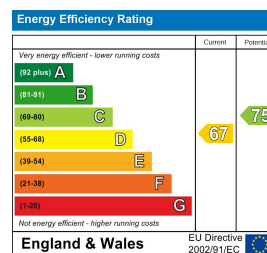
TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

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 mis-statement. 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 622602

Ellesmere Sales

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

E: ellesmere@halls.gb.com



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