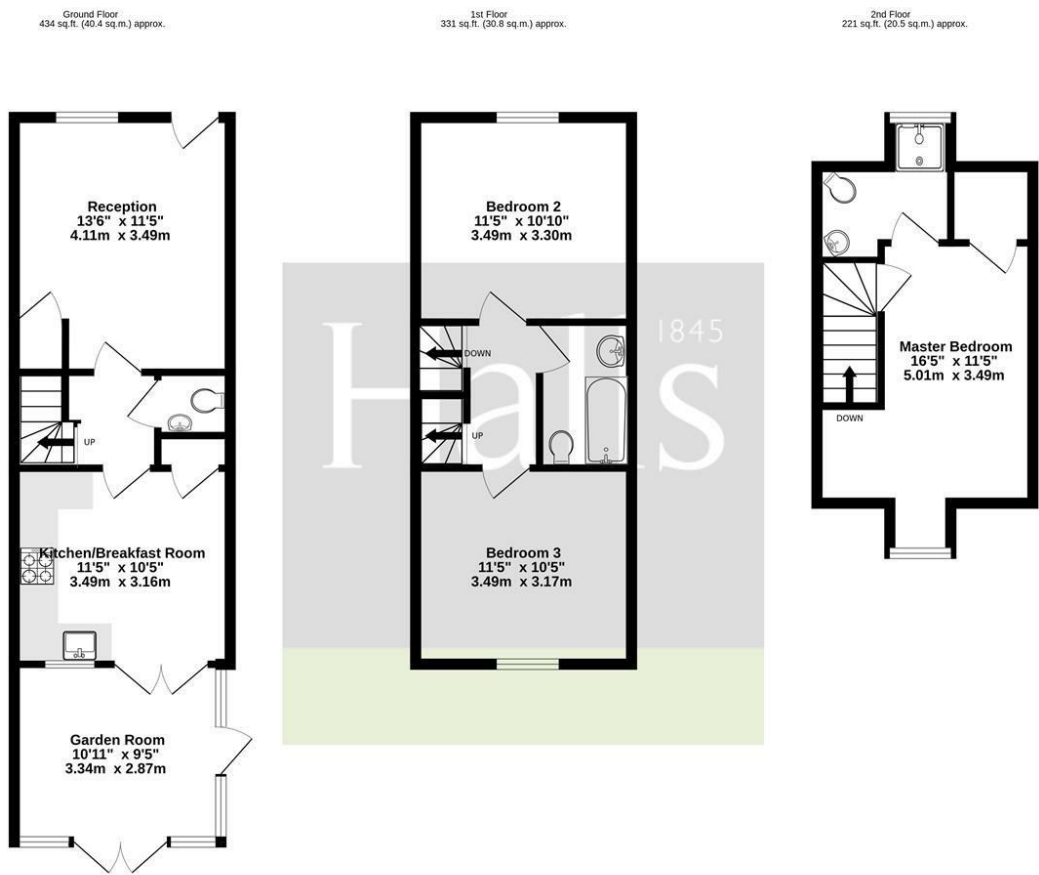


FOR SALE

4 St. Marys Court, Ellesmere, SY12 0FR



FOR SALE

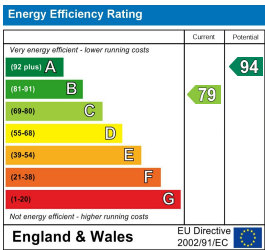
Offers in the region of £279,995

4 St. Marys Court, Ellesmere, SY12 0FR

**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

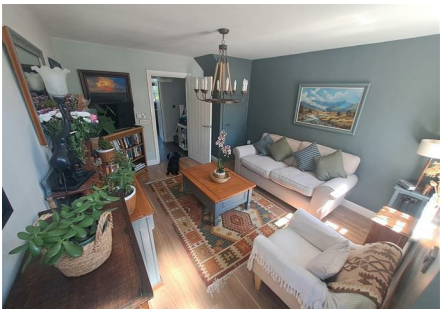


An impeccably presented and very pleasantly situated three-bedroom semi-detached town centre property boasting attractive gardens which overlook the Mere, alongside well designed internal accommodation and ample private parking to the front, enviably located within a select development in the lakeland town of Ellesmere.



01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@halls.gb.com



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01691 622 602





2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Modern Property
- Impeccably Presented and Well Designed
- Master with En-Suite
- Gardens with Views Over The Mere
- Select Development
- Driveway Parking

DESCRIPTION

Halls are delighted with instructions to offer 4 St Marys Court in Ellesmere for sale by private treaty.

4 St Marys Court is an impeccably presented and very pleasantly situated three-bedroom semi-detached town centre property boasting attractive gardens which overlook the Mere, alongside well designed internal accommodation and ample private parking to the front, enviably located within a select development in the lakeland town of Ellesmere.

Internally, the property, which has been much improved by the current vendors, at present comprises, on the ground floor, a Reception Room, Inner Hallway, Cloakroom, Kitchen/Breakfast Room, and Garden Room, together with, to the upper floors, three Bedrooms (Master boasting an En Suite Shower Room) and a family Bathroom. The property enjoys under floor heating throughout and energy efficient heating provided by a recently installed air source heat pump.

Externally, the property occupies a truly delightful position on the edge of this select development with views reaching across to the nearby Mere. The gardens have been designed with ease of maintenance in mind and feature a number of gravelled beds alongside a paved patio area, the latter of which overlooks the town's most famous land mark.

The sale of 4 St Marys Court does, therefore, provide the very rare opportunity for purchasers to acquire a well presented and very attractively located three-bedroom townhouse with the benefit of parking and gardens which overlook The Mere.

THE ACCOMMODATION COMPRISES

The property is entered via a UPVC front door with decorative glazed panels in to a:

RECEPTION ROOM

UPVC double glazed window on to front elevation, wood effect laminate flooring, door in to useful understairs storage cupboard, with a further door leading in to the:

INNER HALLWAY

Tiled flooring, carpeted stairs rising to the first floor and a door leading in to the:

CLOAKROOM

A continuation of the tiled flooring, low flush WC and recessed hand basin (H&C) mixer tap above with tiled surround.

KITCHEN/BREAKFAST ROOM

A continuation of the tiled flooring, UPVC double glazed window facing in to Garden Room, door in to Airing Cupboard housing the hot water cylinder and a fitted kitchen to include: a selection of base and wall units with marble effect work surfaces above, inset stainless steel 1.5 sink with (H&C) mixer tap above, low profile marble effect splashbacks, four ring electric hob with electric oven below and extractor fan above, and with fitted appliances to include a Hotpoint fridge freezer, Prima dishwasher, and a Prima washer/dryer, double opening UPVC doors with glazed panel and inbuilt blinds lead out in to the:

GARDEN ROOM

A particularly notable feature of the property with glazing on to two aspects offering lovely views stretching to The Mere, with wood effect laminate flooring, skylight roof, and double opening fully glazed UPVC doors leading out on to rear garden, a further single UPVC double glazed door leading out on to side access.

FIRST FLOOR LANDING

Fitted carpet as laid, carpeted stairs rising to the second floor and a door leading in to:

BEDROOM TWO

Fitted carpet as laid, UPVC double glazed window on to front elevation.

BEDROOM THREE

Fitted carpet as laid, UPVC double glazed window on to rear elevation offering excellent views of the Mere.

FAMILY BATHROOM

Tiled flooring, partly tiled walls, and a bathroom suite to include: panelled bath with (H&C) mixer tap with shower attachment, low flush WC and hand basin set in to vanity unit with (H&C) mixer tap above, an electrically operated heated towel rail.

MASTER BEDROOM

Fitted carpet as laid, UPVC double glazed window on to rear elevation offering spectacular views over the Mere beyond, door in to wardrobe/storage cupboard which contains a clothes rail with further door leading in to the:

EN SUITE SHOWER ROOM

Tiled flooring, UPVC double glazed opaque window on to front elevation, recessed shower cubicle with fully tiled surround and mains fed shower, corner low flush WC and hand basin set in to vanity unit with storage cupboards below.

OUTSIDE

The property is approached over a tarmac driveway which offers space for the parking of a number of vehicles, this leading, via a mid height metal gate, to the:

FRONT GARDEN

Having been designed with ease of maintenance in mind, with a paved walkway leading from the gate to the front door, flanked on either side by gravelled beds with a mid height timber gate leading around the side of the property where can be found two timber garden storage sheds (one of which has power and light laid on), a log/bin store, and the recently installed Air Source heat pump unit.

REAR GARDEN

Again designed with ease of maintenance in mind, predominantly gravelled but interspersed with paving, some of which form an attractive patio area offering an ideal space for outdoor dining and entertaining. The gardens are a particularly lovely feature of the property and have been well thought out to allow one the chance to enjoy views over Ellesmere's famous landmark.

SERVICES

We understand that the property has the benefit of mains water, drainage, and electricity. Heating is provided by an air source heat pump

TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band ' C ' on the Shropshire Council 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. Tel: 01691 622602.