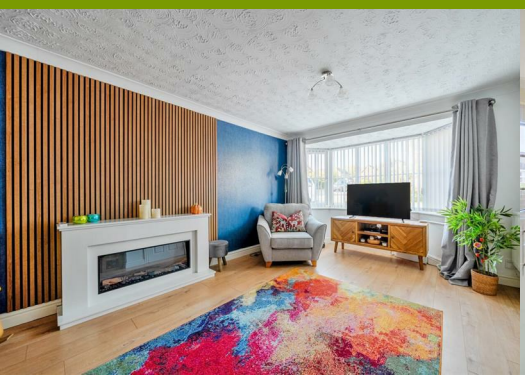


10 KINGFISHER WALK

ELLESMERE | | SHROPSHIRE | SY12 9PY







A well presented four-bedroom detached family home boasting over 1,400 sq ft of generously proportioned living accommodation, alongside ample driveway parking, single garage, and larger than anticipated gardens; enviably positioned within a popular edge of town development.

Offers in the region of £375,000





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- **Detached Family Home**
- **Over 1,400 sq ft**
- **Large Gardens**
- **Driveway and Garage**
- **Substantial Timber Store**
- **Edge of Town Location**

DESCRIPTION

Halls are delighted with instructions to offer 10 Kingfisher Walk in Ellesmere for sale by private treaty.

10 Kingfisher Walk is a well-presented and well-proportioned detached family home, pleasantly situated within this popular residential development on the edge of Ellesmere. Extending to approximately 1,274 sq ft of accommodation, the property provides an excellent balance of living and bedroom space, including a generous reception room, kitchen/dining room, conservatory and four bedrooms

The property sits within a larger-than-anticipated plot, with attractive and established gardens extending, in all, to approximately 0.10 acre. A broad driveway provides ample off-road parking and access to the integral garage, whilst the rear garden includes generous paved entertaining areas, lawn, established planting and a useful detached store.

SITUATION

The property occupies a pleasant position within an established residential development on the edge of the popular North Shropshire market town of Ellesmere.

Ellesmere offers a good range of everyday amenities including independent shops, cafés, public houses, recreational facilities and healthcare services, together with the attractive Mere and surrounding parkland. The town is well placed for access to the larger centres of Oswestry, Shrewsbury and Whitchurch, whilst the surrounding countryside provides numerous opportunities for walking and outdoor recreation.

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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.

DIRECTIONS

Leave our Ellesmere office via Cross Street and cross the roundabout onto Grange Road. Continue for around 0.1 miles until a right hand turn leads onto Teal Drive. Keep right as the road forks onto Kingfisher Walk where number 10 will be positioned on the right, immediately before the open green space.

THE PROPERTY

An entrance hall gives access to the principal ground-floor accommodation, including a particularly generous reception room, extending to approximately 19'6" in length and incorporating an attractive front bay window. The room is comfortably proportioned for family living and features a contemporary fireplace together with wood-effect flooring.





The kitchen/dining room provides an excellent everyday family space, fitted with a comprehensive range of contemporary units with extensive work surfaces and a useful breakfast bar arrangement. There is ample space for a dining table and glazed doors lead directly through to the conservatory, which enjoys views across and access to the rear garden. A separate utility room and cloakroom provide further practicality.

At first-floor level, the landing gives access to four bedrooms, with the principal bedroom being of particularly good proportions and benefiting from en suite facilities. The remaining bedrooms provide useful flexibility for family accommodation, guest rooms or home working, with bedroom four boasting Sharps fitted bed with associated under-bed storage and complementary desk and wardrobe. Bedroom two enjoys further en-suite facilities with the remaining rooms served by a family bathroom.

OUTSIDE

The property is approached over a substantial paved driveway, providing excellent parking for several vehicles and giving access to the integral garage with electrically operated door. Gated pedestrian access leads around the side of the house to the rear.

The rear gardens are a particularly appealing feature and are notably larger than might ordinarily be expected for a modern development, extending with the property to approximately 0.10 acre. Immediately adjoining the house is an extensive paved terrace, providing an excellent area for outdoor dining and entertaining, with a pergola creating a defined seating area.

Beyond lies a well-maintained lawn bordered by established beds containing a variety of shrubs and plants, whilst mature hedging and fencing provide a good degree of enclosure. The conservatory opens directly onto the garden, reinforcing the connection between the indoor and outdoor living areas. A useful detached shed/store, extending to approximately 130 sq ft, provides valuable additional storage.

SERVICES

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

TENURE

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

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX

The property is in Band ' D ' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING

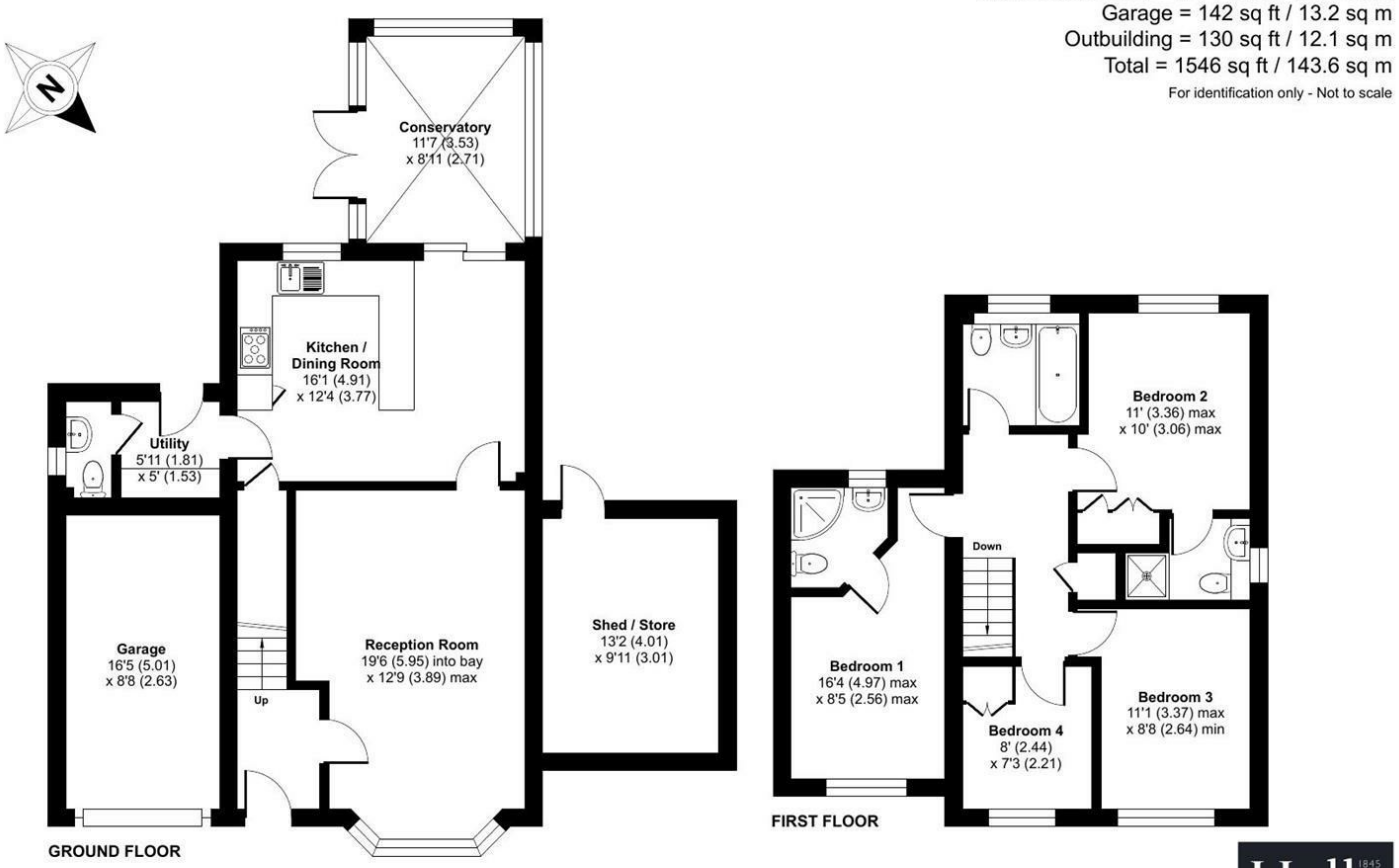
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (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.

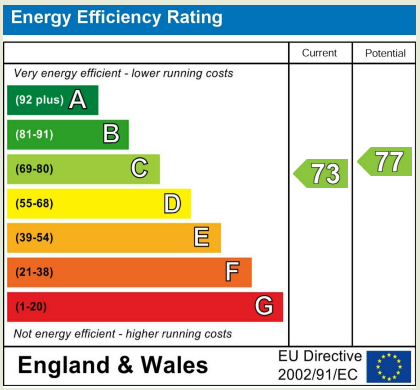
VIEWINGS

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

Approximate Area = 1274 sq ft / 118.3 sq m
Garage = 142 sq ft / 13.2 sq m
Outbuilding = 130 sq ft / 12.1 sq m
Total = 1546 sq ft / 143.6 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). ©nichecom 2026. Produced for Halls. REF: 1537110



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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ELLESMERE SALES
1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW
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