



FOR SALE

Offers in the region of £288,750

Fernside, Willow Crescent, Ellesmere,
Shropshire, SY12 0AJ

A well proportioned and conveniently situated three-bedroom detached home boasting almost 1,300 sq ft of flexibly arranged living accommodation alongside easily maintained wraparound gardens which feature ample driveway parking, located in a central position within walking distance of Ellesmere town centre.



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

All distances approximate.



- Generously Proportioned
- Flexible Accommodation
- Circa 1,300 sq ft
- Easily Maintained Gardens
- Ample Driveway Parking
- Popular and Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer Fernside, Willow Crescent in Ellesmere for sale by private treaty.

Fernside is a deceptively spacious three-bedroom home whose circa 1,300 sq ft of living accommodation makes it ideal for families and mature buyers alike, with a range of carefully maintained internal and flexibly arranged reception rooms complemented by three spacious first floor bedrooms.

The property is situated in a generous corner plot within wraparound gardens which have been designed with ease of maintenance in mind, with areas of lawn joined by ample driveway parking and attractive seating areas.

SITUATION

Fernside lies just outside the heart of the lakeland town of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining 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, 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 Morton Hall.

W3W

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DIRECTIONS

From our Ellesmere office, proceed North along Cross Street and, when reaching a roundabout, take the first exit onto Willow Street, turning right shortly after onto Willow Crescent, where the property will be situated immediately on the left identified by a Halls "for sale" board.

THE PROPERTY

The property is principally accessed via a front door which opens into a welcoming Entrance Hall, where stairs rise to the right to the first floor, and a door opens to the left into a well proportioned Living Room, this featuring a large window overlooking the front gardens, alongside ample space for seating positioned around a central fireplace. A further door from the Entrance Hall leads through to a versatile Dining Room with dual windows onto the rear, making it ideal for a variety of usages, be that as a family room, study, or for more formal dining occasions.

The Entrance Hall culminates at a door which opens into a Kitchen, this featuring a selection of fitted base and wall units with work surfaces over, alongside a door which leads through to a useful Utility Room benefitting from an inset Cloakroom and understairs storage, with a secondary access door which exits onto the driveway.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Stairs rise from the Entrance Hall to a first floor landing with storage cupboard, from where doors provide access into three comfortably sized Bedrooms, each able to accommodate double beds. The Bedrooms are served by a Family Bathroom which features a fitted suite comprising a bath with shower over, and hand basin with, immediately to the side, a separate Cloakroom.

OUTSIDE

The property is accessed from Willow Crescent via cast iron gates leading onto an ample sized forecourt area with an area of parking for a number of vehicles and culminates at a wooden garden shed. To the fore of the property are lawns divided in three by two concrete pathways and a pedestrian access on to Willow Crescent.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Reception Room: 4.53m x 3.48m

Dining Room: 5.60m x 2.88m

Kitchen: 3.61m x 2.86m

Utility: 3.16m x 3.04m

Cloakroom:

- First Floor -

Bedroom One: 4.55m x 3.49m

Bedroom Two: 3.78m x 2.87m

Bedroom Three: 3.59m x 2.64m

Family Bathroom:

W/C:

TENURE

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

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

LOCAL AUTHORITY

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

COUNCIL TAX

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

ANTI-MONEY LAUNDERING (AML) CHECKS

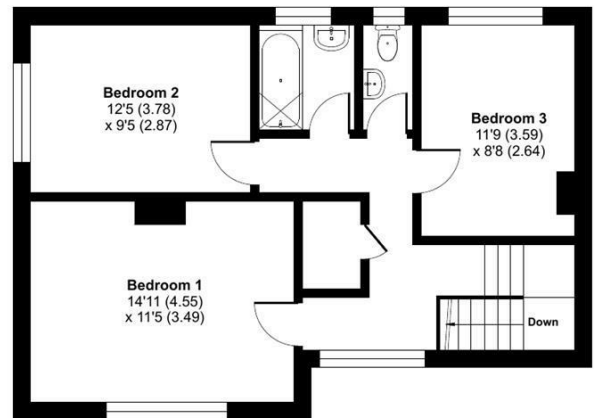
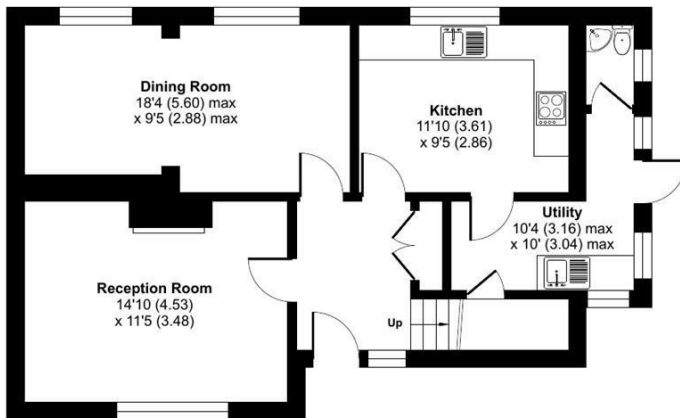
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

VIEWING

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

Approximate Area = 1270 sq ft / 118 sq m
For identification only - Not to scale

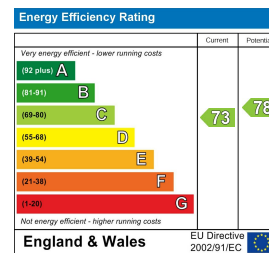


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1433782

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



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