



FOR SALE

Offers in the region of £310,000

33 Diamond Way, Ellesmere, SY12 0FH

A generously proportioned four-bedroom detached family home boasting over 1,200 sq ft of thoughtfully arranged living accommodation, alongside driveway parking and a detached single garage, positioned on a corner plot within a popular development of homes on the perimeter of Ellesmere.



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

All distances approximate.



- **Detached Four-Bedroom Family Home**
- **Over 1,200 sq ft**
- **Generously Proportioned**
- **Driveway and Garage**
- **Corner Plot**
- **Popular Location**

DESCRIPTION

Halls are delighted with instructions to offer 33 Diamond Way in Ellesmere for sale by private treaty.

33 Diamond Way is a deceptively spacious, four-bedroom detached family home which boasts well-appointed living accommodation extending to over 1,200 sq ft, all arranged across three well proportioned floors ideally suited to the needs of modern family life, with the ground floor offering an open-plan Kitchen/Dining Room and Living Room, these joined by four comfortably sized Bedrooms to the upper floors, two of which benefit from En-Suites.

The property is positioned within a generous plot, with a compact and easily maintained front garden situated alongside driveway parking. To the rear, the property is complemented by areas of lawn, floral beds, and a substantial timber Summerhouse.

W3W

///native.guardian.homecare

SITUATION

33 Diamond Way is conveniently situated within a popular development on the perimeter 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 retaining a convenient proximity to 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 Moreton Hall.

THE PROPERTY

The property is principally access via a covered external Porch which leads into an Entrance Hallway with recessed Cloakroom, from where a door opens immediately to the left into a welcoming Living Room with window overlooking the front gardens and ample space for seating.

The Entrance Hall culminates at a door which opens into a spacious Kitchen/Dining Room which spans the entire width of the property and serves as the heart of this particularly family-friendly home, whilst providing a wonderfully sociable space ideally suited to entertaining and intimate family moments alike. A modern fitted kitchen comprising a selection of base and wall units lies to one side, this complemented by a planned dining area to the other which lies before patio doors which exit directly onto the rear gardens.

Completing the ground floor accommodation, and accessed from either the Kitchen or via a secondary access door to the side of the property, is a useful Utility Room, with planned space for white goods arranged beneath a selection of base and wall units.



2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



Stairs rise to a first floor landing with recessed storage cupboard, from where doors provide access into the three well-proportioned Bedrooms, with Bedroom Two enjoying an adjoining En-Suite Shower Room. Completing the first floor accommodation is a family Bathroom which contains an attractive white suite.

Further stairs rise to the second floor from where the Master Bedroom can be accessed which benefits from an En-Suite Bathroom.

OUTSIDE

The property is approached over a tarmac driveway flanked to one side by a compact and easily maintained front garden.

The rear gardens enjoy a broadly southerly aspect and have been much improved by the current vendors, with an attractive paved patio area providing an ideal space for outdoor dining and entertaining, this leading on to an area of shaped lawn which culminates at a substantial timber Summerhouse offering scope for a variety of onward usages, be that as a home office, gym, or as a pleasant seating area during inclement weather.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 3.92m x 3.73m

Kitchen/Dining Room: 5.50m x 2.82m

Utility Room: 2.32m x 1.63m

Cloakroom:

- First Floor -

Bedroom Two: 3.93m x 3.26m

En-Suite:

Bedroom Three: 3.05m x 2.53m

Bedroom Four: 2.92m x 2.90m

Family Bathroom:

- Second Floor -

Bedroom One: 4.12m x 3.48m

En-Suite:

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the first exit onto Willow Street and continue until reaching a further mini-roundabout where the second exit leads onto Scotland Street. Continue along Scotland Street and, at the traffic lights, turn left onto Canal Way. Turn right hand onto Diamond Way where, shortly after the property is positioned on the left.

SERVICES

The property is understood to benefit 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, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band 'D' on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

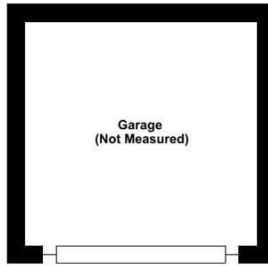
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

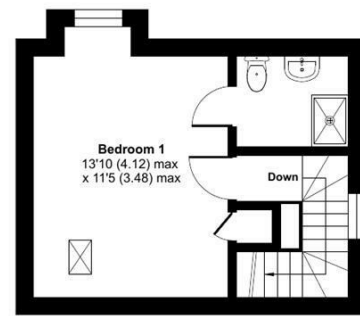
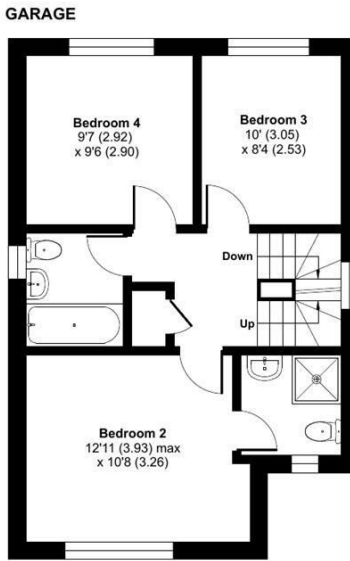
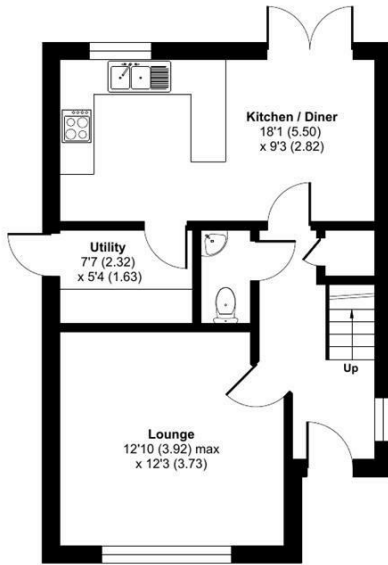
VIEWINGS

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

33 Diamond Way, Ellesmere, SY12 0FH



Approximate Area = 1208 sq ft / 112.2 sq m (excludes garage)
For identification only - Not to scale

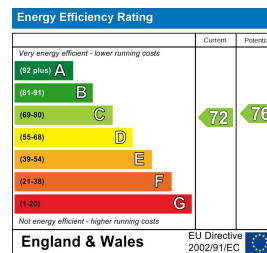


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2chem 2026. Produced for Halls. REF: 1447116

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@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.