



Offers in the region of £275,000

9 Fir Tree Close, Ellesmere, Shropshire, SY12
9PQ

A substantially extended and flexibly arranged three-bedroom family home providing around 1,200 sq ft of well presented and much improved internal living accommodation, alongside ample driveway parking and attractively maintained gardens, enviably situated within a popular development on the perimeter of Ellesmere.



Oswestry (8 miles), Whitchurch (14 miles), Shrewsbury (16 miles) and Chester (25 miles).

(All distances approximate)



- Extended and Improved
- Family Home
- Almost 1,200 sq ft
- Attractive Gardens
- Cul-De-Sac Setting
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 9 Fir Tree Close in Ellesmere, for sale by private treaty and with the benefit of no onward chain.

9 Fir Tree Close is a much improved three-bedroom semi-detached family home offering almost 1,200 sq ft of well presented and flexibly arranged living accommodation situated across two generously proportioned floors; making it an ideal home for established or growing families.

The property benefits from gardens to both the front and rear, with the former of these comprising a large paved driveway with space for multiple vehicles, with, to the rear, attractively landscaped lawns which include a paved patio area, this providing an ideal space for outdoor dining and entertaining alongside established floral beds, several seating areas and a timber garden shed.

SITUATION

9 Fir Tree Close occupies a pleasant position within a popular residential cul-de-sac of similar homes on a well-regarded development on the edge of the lakeland town of Ellesmere, which provides a good level of day to day amenities, including Schools, Supermarket, Restaurants, Public Houses, Medical Facilities, and a range of independent shops. Further afield, the larger towns of Oswestry and Whitchurch enjoy a wider range of amenities, with the county centre of Shrewsbury situated to the south and offering a comprehensive offering, including cultural and artistic 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 accessed via a front door which opens into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the left into an well proportioned Living Room, this featuring a central fireplace with electric fire, a window overlooking the front elevation and ample space for seating.

From the Living Room an archway leads into a spacious Kitchen/Dining Room which serves as the heart of the home, with an attractive modern kitchen and range cooker joined by an central island positioned before the Garden Room with double doors opening onto the rear garden; thus allowing the room to function as a particularly sociable space, ideal for entertaining and family moments.

The Kitchen leads through to a useful Utility Room with secondary access onto the side of the property, alongside a door which open into a portion of the converted garage which presently serves as a cubby/store.

Completing the ground floor accommodation, and accessed via the Entrance Porch, is the remaining portion of the garage conversion. The room presently serves as a Dining Room but offers excellent potential for a variety of onward usages, be that for more formal dining occasions or for use as a Family Room, Hobby Room, or even a fourth/guest Bedroom.

Stairs rise to a first floor landing with recessed storage cupboard, from where doors provide access into three comfortably sized Bedrooms, these ideally suited to family living, with Bedroom One and Two benefiting from fitted wardrobes. The Bedrooms are served by a family Bathroom containing a panelled bath, hand basin, and low flush WC.

OUTSIDE

The property is approached over a generous block-paved driveway providing ample off-road parking for multiple vehicles, complemented by attractive and well-maintained planted borders and mature shrubbery.



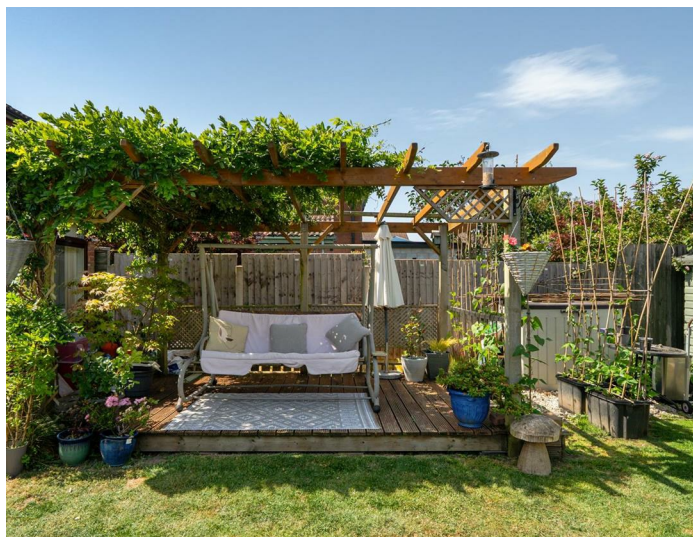
2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



The rear gardens are particularly well suited to family living and outdoor entertaining, being predominantly laid to lawn and boarded by established fencing and mature hedging. A paved patio area adjoins the property, creating an ideal space for seating and al fresco dining, whilst an attractive timber pergola with seating area forms a charming focal point. The gardens are further complemented by a variety of mature planting and landscaped features, together with a useful timber garden store and covered seating area, creating an attractive and versatile outdoor space ideal for relaxation and entertaining.

THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Hall:

Reception Room: 5.21m x 4.06m

Kitchen/Breakfast Room: 5.19m x 3.17m

Garden Room: 3.37m x 2.22m

Dining Room: 3.37m x 2.20m

Utility Room: 3.19m x 2.13m

Cloakroom:

- First Floor -

Bedroom One: 3.83m x 3.02m

Bedroom Two: 3.18m x 2.91m

Bedroom Three: 2.72m x 2.11m

Family Bathroom:

W3W

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DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins and, shortly after passing Ellesmere Primary School on the left, take a left hand turn onto Cherry Drive; proceed up Cherry Drive with Fir Tree Close being the third turn on the left, where shortly after Number 9 is positioned on the left, identified by a Halls "For Sale" board.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity, and drainage. The property also benefits from underfloor heating in the bathroom.

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

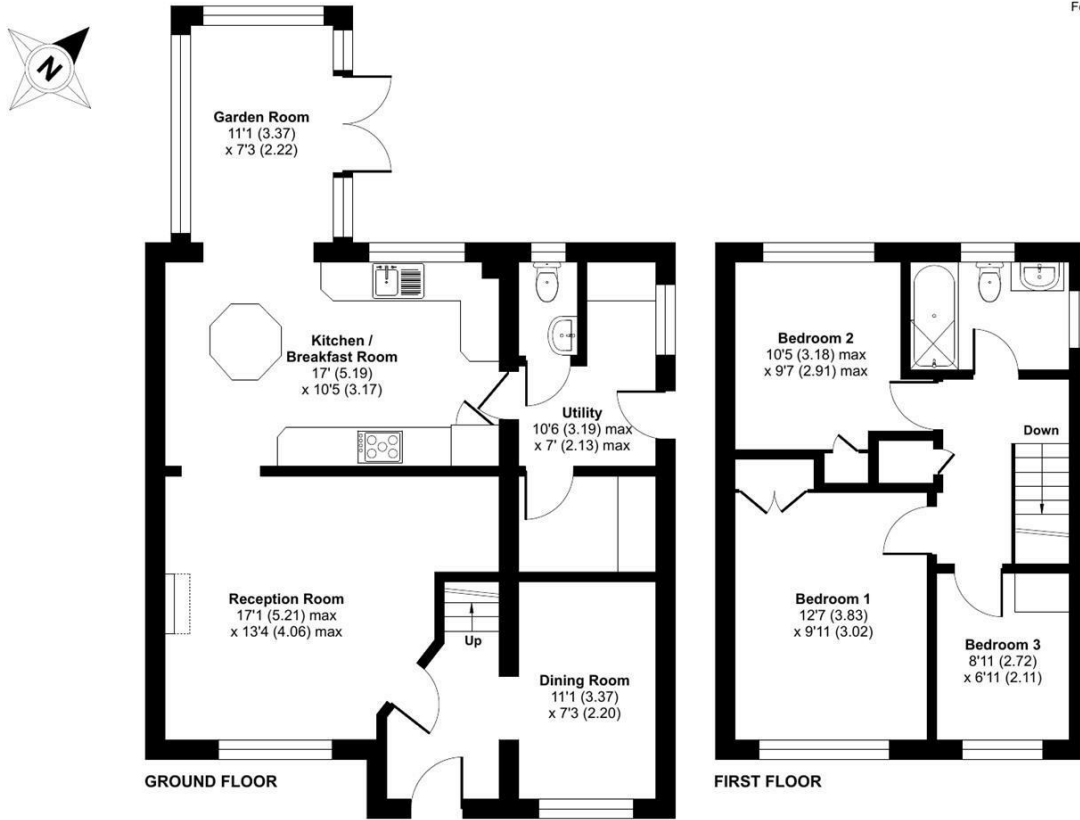
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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, SY12 0AW.

Approximate Area = 1151 sq ft / 106.9 sq m
For identification only - Not to scale

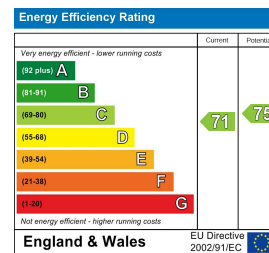


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\chemcom 2026. Produced for Halls. REF: 1482198

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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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