FOR SALE

Offers in the region of £385,000

3 Almond Drive, Ellesmere, Shropshire, SY12 9PS

A spacious four-bedroom detached family home with versatile accommodation, attractive enclosed gardens, detached double garage and extensive parking, conveniently positioned on the edge of Ellesmere.

FOR SALE

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (18 miles) and Chester (28 miles).

(All distances approximate).

- **Detached family house**
- **4 bedrooms/3 reception rooms**
- **Double garage**
- **Parking for 4-6 vehicles**
- **Attractive rear gardens**
- **Popular residential locality**

DESCRIPTION

Halls are favoured with instructions to offer 3 Almond Drive in Ellesmere for sale by private treaty.

3 Almond Drive is a spacious and well-proportioned detached family house, occupying an established position within a popular residential area on the edge of Ellesmere. The accommodation is particularly versatile, providing four bedrooms together with three reception areas, a conservatory and a generous kitchen/breakfast room.

Outside, the property is complemented by attractive enclosed rear gardens, a substantial detached double garage and an unusually generous block-paved driveway providing parking for several vehicles. The combination of good living space, established gardens and excellent parking makes the property particularly well suited to family occupation.

SITUATION

The property is pleasantly situated within an established residential development on the edge of the popular North Shropshire market town of Ellesmere. The town provides an excellent range of everyday facilities including independent shops, supermarkets, cafés, public houses, schooling, medical and recreational amenities, together with the attractive Mere and surrounding countryside.

Ellesmere is well placed for access throughout North Shropshire and into North Wales, with Oswestry, Whitchurch, Wrexham and Shrewsbury all within comfortable travelling distance.

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.

W3W

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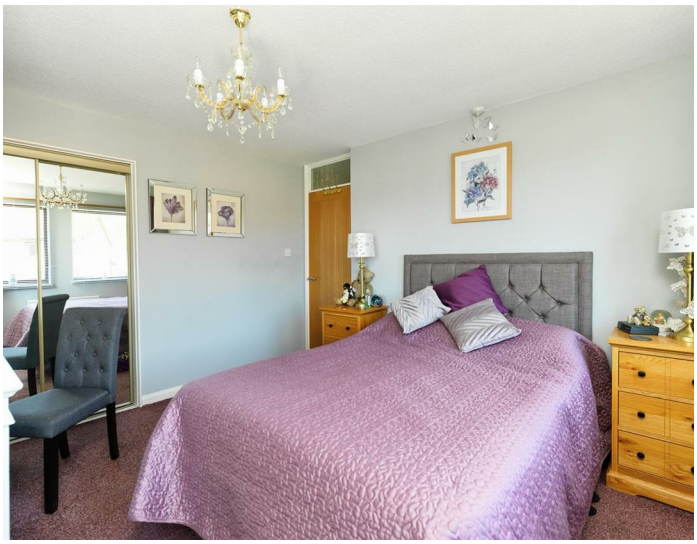
DIRECTIONS

Leave our Ellesmere office to the north along Cross St and take the first exit at the roundabout onto Willow Street. Continue on Willow Street for around 0.2 miles until a right hand turn (signposted St.Martins) lead onto Trimpley Street. Proceed on Trimpley Street for 0.3 miles and turn left onto Cherry Drive. Follow Cherry Drive for a further 0.2 miles and the entrance to Almond Drive will be situated on the right, with number 3 positioned shortly after on the left.

3 Reception Room/s

4 Bedroom/s

1 Bath/Shower Room/s



THE PROPERTY

The accommodation is arranged over two floors and offers a practical and flexible layout. An entrance hall gives access to the principal ground-floor rooms, including a comfortable lounge with a feature fireplace incorporating a Hamlet multi-fuel stove, and a separate reception room suitable for use as a family room or home office.

The kitchen/breakfast room provides a good range of fitted units and space for informal dining, with an adjoining dining room opening through to the conservatory. The latter enjoys an attractive outlook over the rear garden and provides a natural extension to the main living accommodation.

On the first floor, the central landing serves four comfortably proportioned bedrooms, all of which incorporate fitted storage, together with the family bathroom, fitted with both a bath and separate shower. The house also benefits from gas-fired central heating and double glazing.

OUTSIDE

The property is approached over a broad block-paved driveway providing ample off-road parking for approximately four to six vehicles and leading to the detached double garage. The garage is of brick construction beneath a tiled roof, with two up-and-over doors, power and lighting, together with pedestrian access to the garden.

A shaped lawn and established planting soften the frontage, whilst the principal gardens lie to the rear. These are enclosed and attractively landscaped, with a paved terrace adjoining the house providing an excellent area for outdoor dining and seating. Beyond is a shaped lawn bordered by mature shrubs and established planting, creating an attractive and relatively private garden setting. Further paved areas extend around the rear of the garage.

SERVICES

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

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 'E' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

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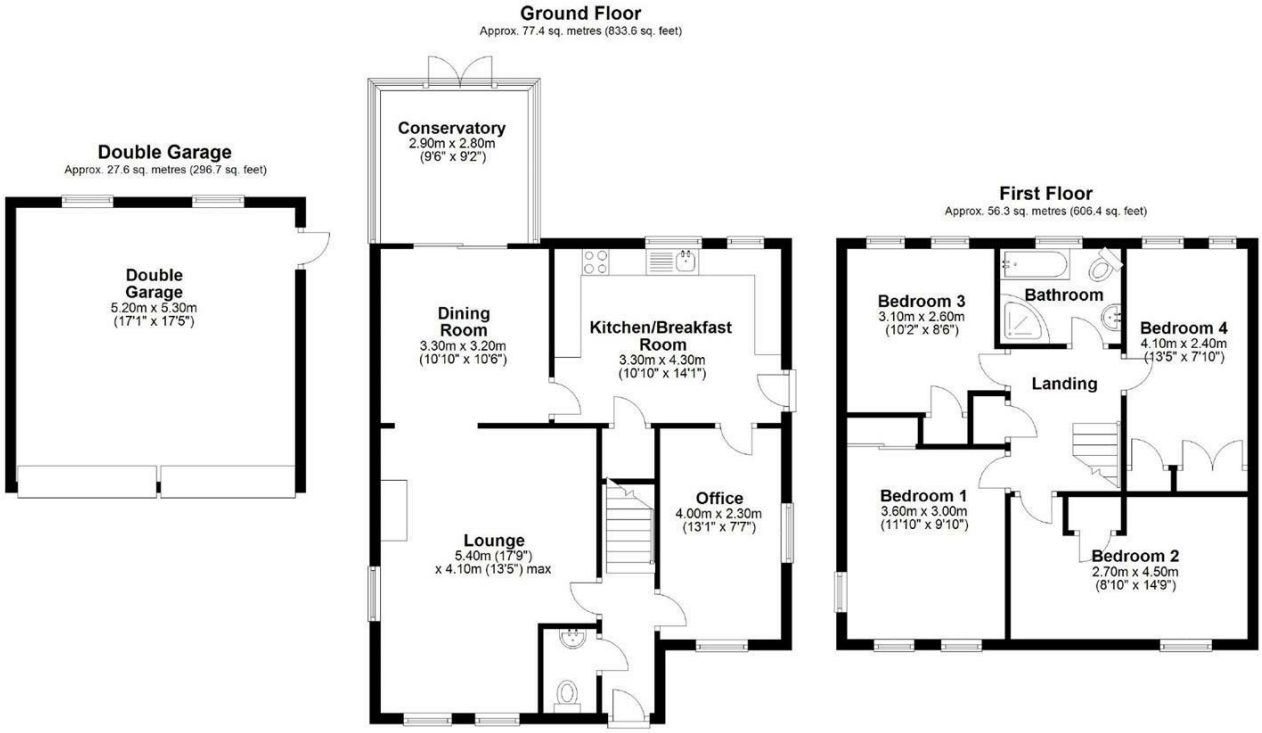
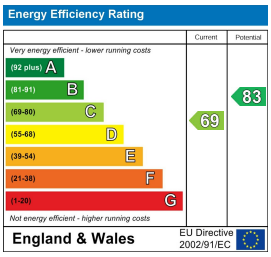


Total area: approx. 161.3 sq. metres (1736.7 sq. feet)

3 ALMOND DRIVE

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



Halls 1845

01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

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