



FOR SALE

Offers in the region of £249,995

3 Welsh View, Welshampton, Ellesmere, SY12 0PZ

A well proportioned three-bedroom semi-detached family home offering scope for general modernisation, alongside attractive gardens and ample driveway parking; peacefully positioned within a compact development on the fringe of the popular village of Welshampton.



Ellesmere (3 miles), Whitchurch (9 miles) and Shrewsbury (18 miles).

(All distances are approximate)



- Family Home
- Scope for Modernisation
- Attractive Gardens
- Driveway Parking
- Edge of Village Location
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 3 Welsh View in Welshampton for sale by private treaty, with the benefit of no onward chain.

3 Welsh View is a well-proportioned three-bedroom semi-detached house occupying an attractive position within the popular village of Welshampton. The property offers accommodation extending to approximately 1,098 sq ft and, whilst perfectly habitable, would now benefit from a scheme of modernisation and improvement, providing an excellent opportunity for a purchaser to update the house to their own specification.

Outside, the property benefits from a generous driveway, established front and rear gardens and a particularly pleasant outlook across adjoining countryside. The gardens are predominantly laid to lawn with established borders, mature trees and hedging, providing an attractive setting for the house.

SITUATION

3 Welsh View occupies a peaceful position on the edge of the popular village of Welshampton, which boasts a respectable range of day-to-day amenities, including Primary School, Public House, Village Hall, and Church, whilst retaining a convenient proximity to the lakeland town of Ellesmere which, alongside its famous Mere, provides a wider offering of facilities, extending to a Supermarket, Medical Centre, Restaurants, and a range of independent Shops. The larger towns of Whitchurch and Oswestry both lie within easy reach and the nearby county centres of Wrexham and Shrewsbury are positioned to the north and south respectively, providing, between them, a comprehensive array of amenities of all kinds.

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SCHOOLING

The property lies within a convenient proximity of a number of well regarded state and private schools, including Welshampton C of E Primary, Lakelands Academy, Ellesmere Primary School, Newtown C of E Primary, Sir John Talbot's School, Ellesmere College, Moreton Hall, and Oswestry School.

DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whitchurch, keeping right after The Mere to remain on this road. Follow the road through the village of Welshampton and shortly after passing the Parish Hall, a right hand turn leads onto Welsh View. Turn left into the crescent and the property is positioned on the left hand side, identified by a Halls "For Sale" board.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



THE PROPERTY

An entrance hall provides access to the principal ground-floor accommodation and staircase to the first floor. There are two separate reception rooms, comprising a comfortable sitting room with an attractive bay window overlooking the front garden and a separate dining room, providing useful flexibility for family living.

The kitchen is positioned to the rear and is fitted with a range of traditional units, work surfaces and space for appliances, with windows overlooking the gardens. Beyond is a useful store together with a ground-floor shower room, adding considerably to the practicality of the accommodation.

On the first floor, the landing serves three bedrooms, including two particularly well-proportioned double rooms, together with a family bathroom. The accommodation is of a good overall size and offers considerable potential for updating and reconfiguration, subject to any necessary consents.

OUTSIDE

The property is approached from Welsh View onto a generous gravelled driveway providing ample off-road parking. The front garden is principally laid to lawn with established beds and borders, whilst a pathway leads around the side of the house.

To the rear is a further enclosed garden, predominantly laid to lawn and bordered by established planting, fencing and brick walling. A notable feature is the attractive outlook beyond the garden towards the surrounding countryside, with mature trees framing far-reaching rural views.



SERVICES

We are advised that the property is served by mains water and electricity. Drainage is to a private system serviced by Severn Trent and heating is provided by an oil-fired boiler.

TENURE & POSSESSION

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 B on the local authority 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.

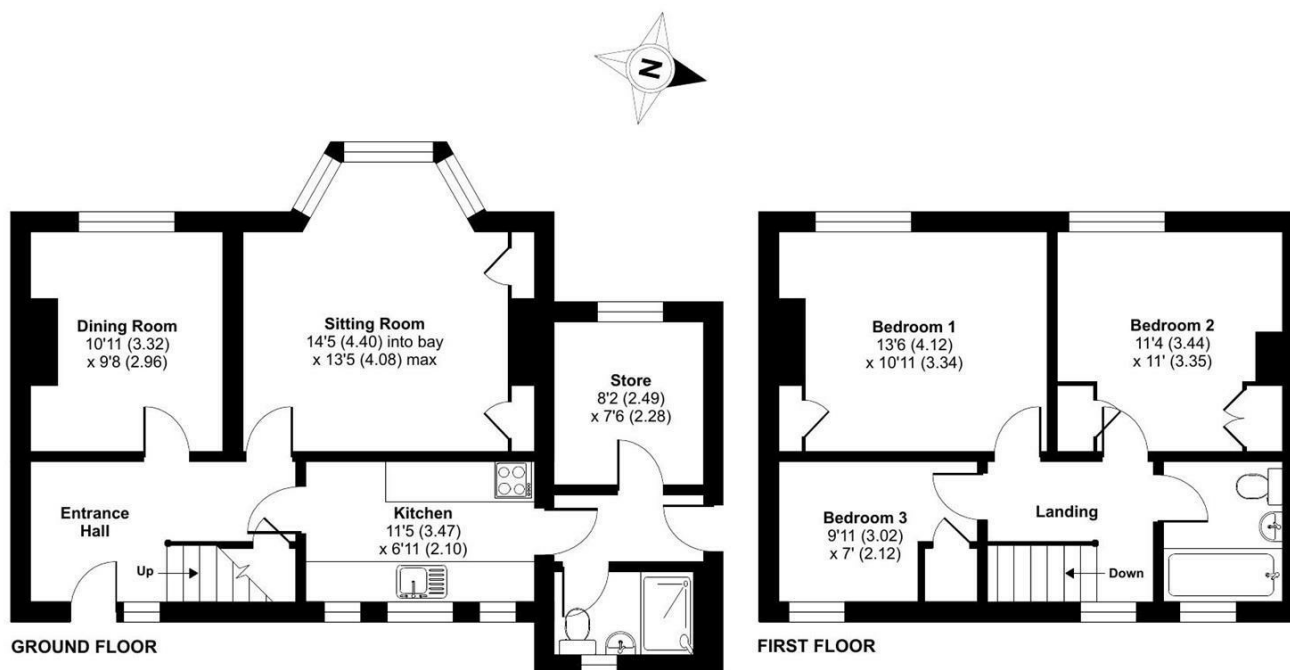
VIEWINGS

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

FOR SALE

3 Welsh View, Welshampton, Ellesmere, SY12 0PZ

Approximate Area = 1098 sq ft / 102 sq m
For identification only - Not to scale

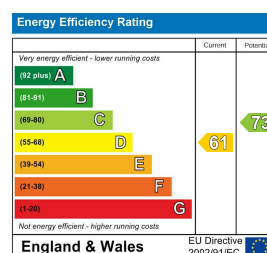


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1516491

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

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