



FOR SALE

Offers in the region of £130,000

5 Jebb Court, Dairy Grove, Ellesmere, SY12 0GA

A enviably positioned one-bedroom ground floor retirement apartment situated within a purpose-built development of similar homes, boasting well designed internal accommodation, private entrance and seating, and access to a range of communal facilities; conveniently situated close to the heart of Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)

(All distances approximate)



- Ground Floor
- Retirement Development
- Private Patio and Communal Gardens
- Over 550 sq ft
- Walking Distance to Ellesmere Centre
- Convenient yet Private Location

DESCRIPTION

Halls are delighted with instructions to offer 5 Jebb Court in Ellesmere for sale by private treaty and with the benefit of no onward chain.

5 Jebb Court is a well-proportioned one-bedroom retirement apartment occupying a desirable ground-floor position within this purpose-built development. The accommodation extends to approximately 555 sq. ft and includes a particularly generous living and dining room, fitted kitchen, spacious bedroom with walk-in wardrobe and a level-access shower room.

The apartment enjoys an east-facing position, with glazed doors opening from the living room onto a private patio area before adjoining the attractive communal gardens. Jebb Court has been designed for comfortable and secure retirement living, with a range of shared facilities and the reassurance of an on-site House Manager and 24-hour emergency call system.

SITUATION

Jebb Court is located just a short walk from the centre of the sought after, North Shropshire town of Ellesmere, which boasts a range of amenities including supermarket, restaurants, and a range of independent shops, as well as a number of recreational facilities. Ellesmere is also well located for access to the larger local centres of Oswestry, Shrewsbury, and Wrexham, all of which offer a more comprehensive level of amenities.

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DIRECTIONS

Leave our Ellesmere office on foot and proceed southwards on Scotland Street, turning left shortly after onto Wharf Road. Immediately after passing Little Poppets Nursery on the left, a left hand turn leads down to the entrance to the development.

THE PROPERTY

The apartment is approached through the well-maintained communal areas of Jebb Court, with a private entrance door opening into a central hallway. A useful walk-in cupboard provides valuable storage, with further doors leading to the principal rooms

The living and dining room forms the main reception space and is notably generous for a one-bedroom apartment. A feature electric fire provides a focal point, while glazed doors admit good natural light and open directly onto the patio and communal gardens. There is ample space for both sitting and dining furniture.

The adjoining kitchen is fitted with a range of contemporary timber-effect units, work surfaces and tiled splashbacks. Fittings include an integrated oven, ceramic hob, extractor hood, sink unit and provision for domestic appliances.



1 Reception
Room/s



1 Bedroom/s



1 Bath/Shower
Room/s



The bedroom is a spacious double room with windows providing good natural light and a substantial walk-in wardrobe. The accommodation is completed by a fully tiled shower room with a level-access shower, grab rails, WC and wash basin set within a vanity unit.

OUTSIDE

Most notably, and by dint of its ground floor position, the property enjoys glazed doors which open directly onto a paved seating area, this providing an ideal space for sitting out whilst also providing a private entrance to the apartment.

Residents also enjoy unfettered access to beautifully maintained communal grounds, which boasts an array of well-stocked floral beds, areas of lawn, and seating areas.

COMMUNAL FACILITIES

Residents have the use of a homeowners' lounge, providing a welcoming setting for informal gatherings and organised social events. A guest suite is also available for visiting family and friends, subject to prior booking and the applicable charge.

N.B.

Please note all prospective purchasers of Jebb Court residential retirement apartments must be 60 years of age if buying as a sole occupant, however, if buying as a couple one occupant can be a minimum of 55 years old.

SERVICES

The property is understood to benefit from mains water, drainage, and electric.

PARKING

A car parking space can be applied for in the adjacent privately owned car park.

TENURE

The property is said to be of leasehold tenure and vacant possession will be granted upon completion.

LEASE

We are informed that a 125 year lease was granted in 2013, thus, at time of writing, around 111 years remain unexpired.



SERVICE CHARGE

A service charge of £3,039.48 per annum is payable on a monthly basis.

GROUND RENT

A ground rent of £425 is payable annually

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within Council Tax band 'A' 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

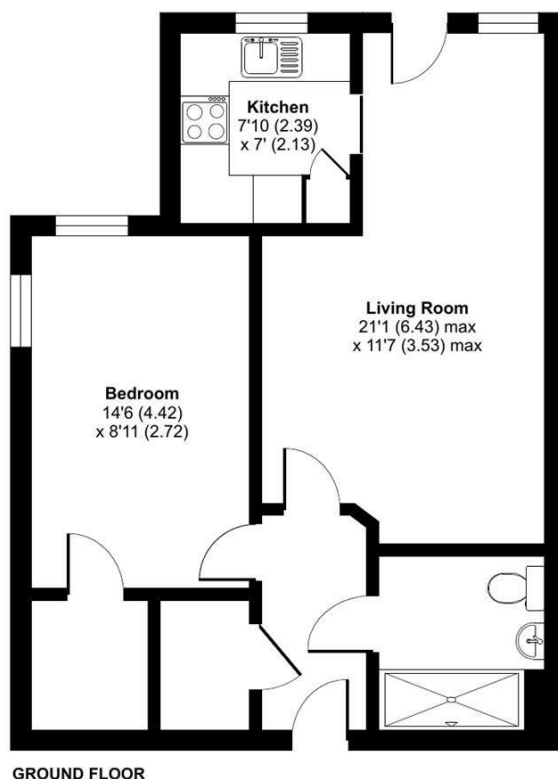
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

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Approximate Area = 555 sq ft / 51.6 sq m
For identification only - Not to scale

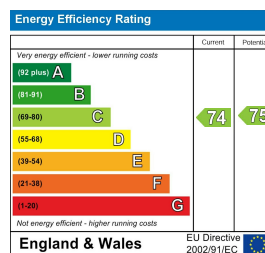


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Halls. REF: 1495067

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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Ellesmere Sales

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