



FOR SALE

Offers in the region of £305,000

19 Diamond Way, Ellesmere, SY12 0FH

An impeccably presented and well designed four-bedroom detached family home boasting driveway parking, integral garage, and attractive gardens to both front and rear, pleasantly situated in a "tucked away" position within a popular development on the edge of Ellesmere.



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

All distances approximate.



- Detached Family Home
- Circa 1,200 sq ft
- En-Suite to Master Bedroom
- Attractive Gardens
- Driveway and Garage
- Tucked Away Position

#### DESCRIPTION

Halls are delighted with instructions to offer 19 Diamond Way in Ellesmere for sale by private treaty.

19 Diamond Way is a well proportioned four-bedroom family home which has been lovingly maintained and carefully improved by the current vendors, and which now provides over 1,200 sq ft of tastefully appointed living accommodation situated across two thoughtfully arranged floors; with a selection of sociable ground floor reception rooms complemented by four comfortably sized first floor bedrooms, with the master benefitting from an en-suite.

The property is complemented by front and rear gardens, the former of these featuring an extended driveway flanked to one side by a floral bed, which provides ample space for a number of vehicles and leads on to the integral garage (a portion of which has been converted), with, to the rear, attractively landscaped gardens and a paved patio area which represents an ideal space for outdoor dining and entertaining.

#### SITUATION

19 Diamond Way is peacefully situated in a particularly pleasant "tucked away" position 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 accessed 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 arranged around a Scandinavian-inspired wall-mounted "living flame" fire.

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.

A portion of the Garage has been converted to now stand as a useful Utility/Store Room and can be accessed from the Entrance Hall.



2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



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

#### OUTSIDE

The property is approached over a tarmac driveway which leads to the unconverted portion of the integral Garage, this now providing an ideal space for external storage. Further parking is available to the front of the property and is flanked to one side by an area of lawn.

The rear gardens enjoy a desirable south westerly aspect and, at present, comprise an area of shaped lawn bordered by a paved patio area, the latter providing an ideal space for outdoor dining and entertaining.

#### THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 4.31m x 3.51m

Kitchen/Dining Room: 7.40m x 3.24m

Utility Room: 2.45m x 2.45m

Cloakroom:

- First Floor -

Bedroom One: 4.00m x 3.87m

En-Suite:

Bedroom Two: 3.71m x 3.49m

Bedroom Three: 2.86m x 2.60m

Bedroom Four: 2.79m x 2.61m

Family Bathroom:

**W3W**

///awakening.riddle.posts

#### 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, a select road leads to the left, with number 19 situated at the end.

#### SERVICES

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

#### 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.

#### TENURE AND POSSESSION

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

#### 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.

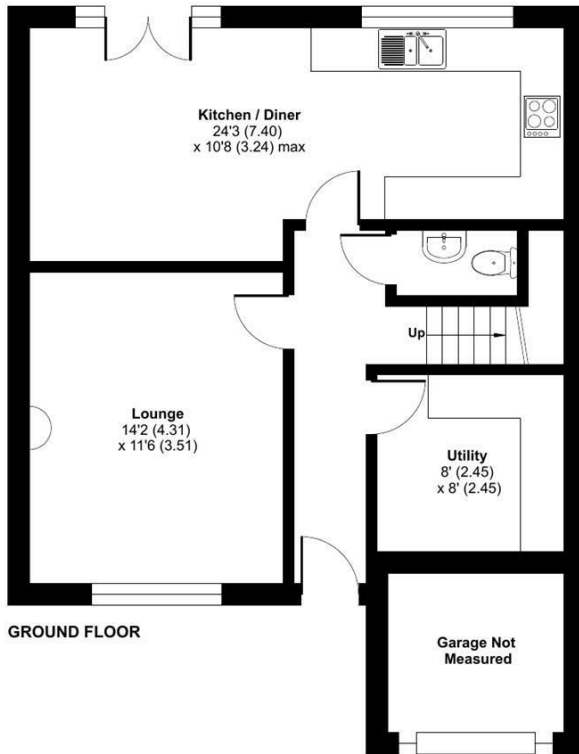
#### VIEWINGS

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

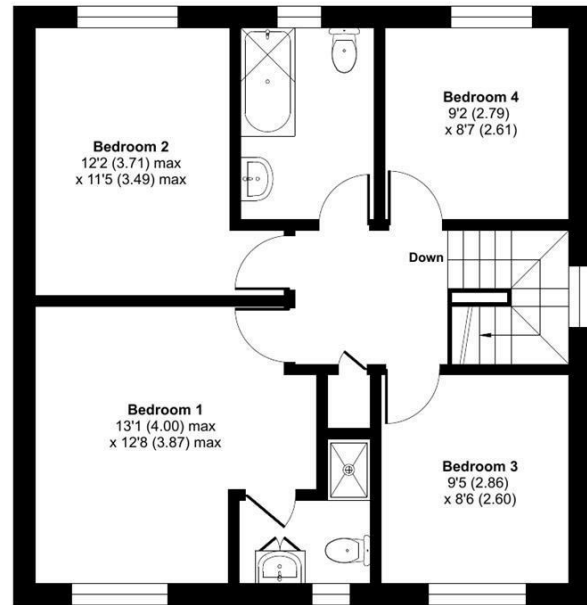


Approximate Area = 1213 sq ft / 112.6 sq m (excludes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

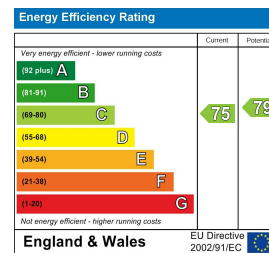


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2chem 2026. Produced for Halls. REF: 1446906

**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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