FOR SALE

Offers in the region of £269,995

40 Kettlemere Close, Ellesmere, SY12 0FX

A very recently constructed three-bedroom family home which benefits from a range of decorative enhancements alongside a freshly turfed rear garden and large front driveway with space for three cars; enviably situated within a modern and well regarded development on the perimeter of Ellesmere.

FOR SALE

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

All distances approximate.

- **Very Recently Constructed**
- **Range of Extras**
- **Immaculately Presented**
- **Large Driveway**
- **Freshly Turfed Lawn**
- **Modern & Well Regarded Development**

DESCRIPTION

Halls are delighted with instructions to offer 40 Kettlemere Close for sale by private treaty.

40 Kettlemere Close is a very recently built three-bedroom home, finished to an excellent standard and immaculately presented throughout. The property has benefited from a range of additional extras and provides well-planned accommodation extending to approximately 879 sq ft, including a generous sitting room, open-plan kitchen and dining room, principal bedroom with en-suite shower room and two further bedrooms.

The house occupies a particularly well-positioned plot with a larger-than-average driveway providing off-road parking for up to three vehicles. Newly turfed gardens lie to the front and rear, with the enclosed rear garden offering an attractive and easily maintained outdoor space.

SITUATION

The property is situated within a recently established residential development on the edge of the popular market town of Ellesmere. The town offers a good range of everyday amenities, including independent shops, cafés, public houses, supermarkets, medical facilities and schooling.

Ellesmere is particularly well known for its picturesque mere and surrounding walks, while the wider area provides ready access to the larger centres of Oswestry, Shrewsbury, Whitchurch and Wrexham

W3W

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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.

DIRECTIONS

Leave our Ellesmere office and proceed north along Scotland Street until reaching a mini-roundabout, here taking the first exit onto Willow Street. Follow Willow Street until, at a further mini-roundabout, the second exit re-joins Scotland Street. Continue on Scotland Street and, at the traffic light, turn right onto remain on the same road, where, shortly after passing Lakelands Academy on the left, a left hand turn leads into the development. Take the first right onto Kettlemere Close where, shortly after, number 40 will be situated on the left.

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

THE PROPERTY

The entrance hall includes a useful cloakroom and opens into a notably spacious sitting room, which benefits from a bay window and further windows providing plenty of natural light. An inner hall leads through to the kitchen and dining room, creating a practical arrangement for everyday living.

The contemporary kitchen is fitted with an attractive range of units, complementary work surfaces and integrated appliances, with ample room for a dining table. French doors open directly onto the rear terrace and garden.

On the first floor, the principal bedroom includes fitted wardrobes and a modern en-suite shower room. There are two further bedrooms, one of which is presently used as a nursery, together with a well-appointed family bathroom.

OUTSIDE

The property is approached over a particularly generous private driveway, providing parking for up to three vehicles. A newly turfed front garden and paved pathway lead to the covered entrance door.

The enclosed rear garden has also been newly turfed and is principally laid to lawn, with a paved terrace immediately adjoining the house. The terrace is accessed directly from the kitchen and dining room and provides a useful space for outdoor seating and entertaining. The garden is enclosed by timber fencing and includes gated pedestrian access, external lighting and a useful storage area.

SERVICES

We understand that the property is served by mains water, drainage, electric, and gas.

TENURE

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 SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band C 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 £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.

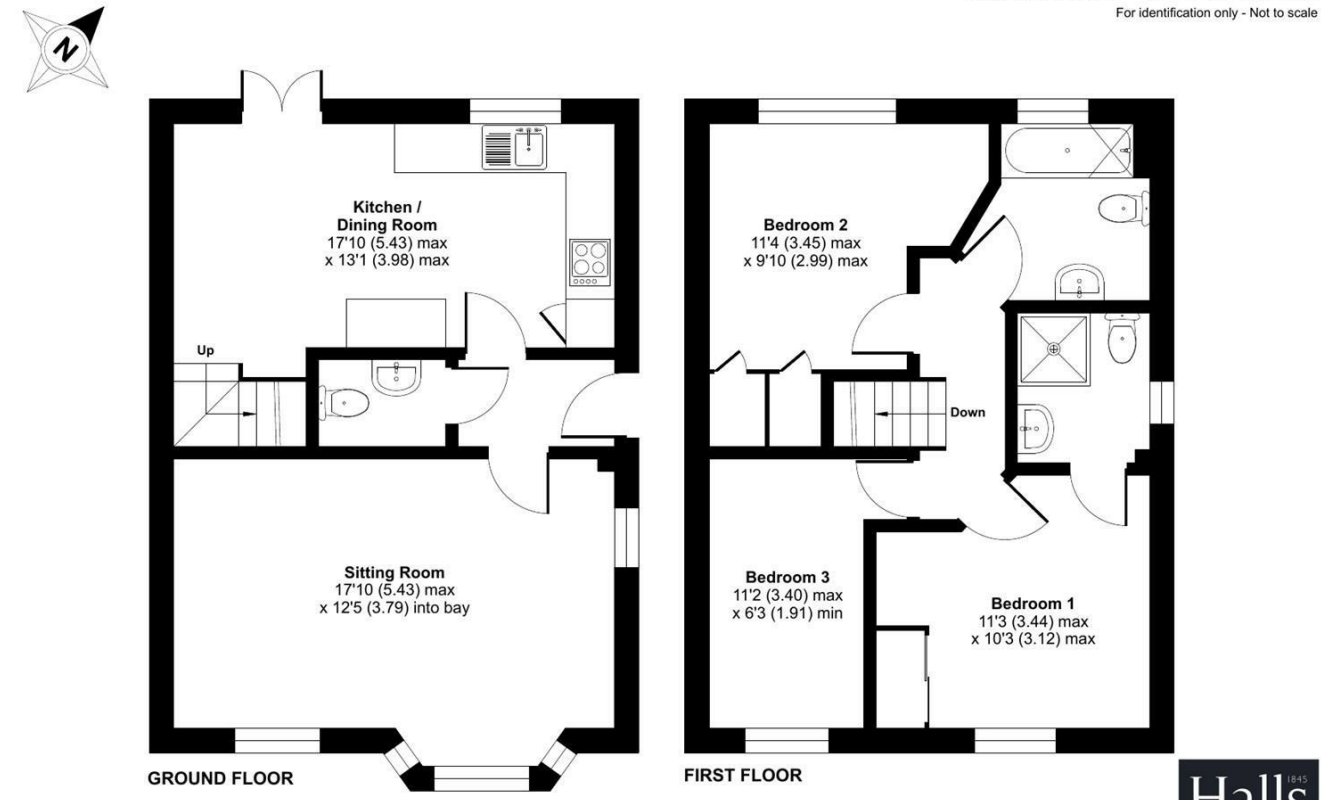
VIEWINGS

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

FOR SALE

40 Kettlemere Close, Ellesmere, SY12 0FX

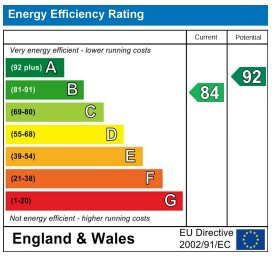
Approximate Area = 879 sq ft / 81.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1498202

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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