



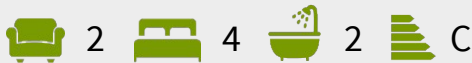
9 CYGNET CLOSE

| ELLESMERE || SY12 9QB



A well proportioned four-bedroom detached family home boasting ample driveway parking, attractive gardens, and around 1,350 sq ft of thoughtfully designed living accommodation; enviably situated within a popular residential development in Ellesmere.

Offers in the region of £335,000



- Spacious Family Home
- Conservatory
- Master with En-Suite
- Ample Driveway Parking
- Attractive Gardens
- Popular and Established Location

DESCRIPTION

Halls are delighted with instructions to offer 9 Cygnet Close in Ellesmere for sale by private treaty.

9 Cygnet Close is a particularly spacious detached family home providing well-balanced and versatile accommodation over two floors. The property has been attractively presented and includes a generous sitting room, separate play/family room, kitchen/breakfast room, conservatory and useful utility, whilst the first floor provides four bedrooms, an en suite, family bathroom and separate dressing room.

Externally, the house is approached over a private driveway providing off-road parking, alongside a lawned frontage. To the rear is an enclosed and manageable garden, principally laid to lawn with a substantial paved terrace adjoining the house, established boundary planting and a timber garden store.

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SITUATION

Cygnet Close forms part of a popular and established residential development within walking distance to The Mere and the centre 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 remaining within a easy reach of 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 17 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.

DIRECTIONS

From the Halls office in Ellesmere, proceed along Cross Street to the small roundabout and take the third exit, turning immediately left into Swan Hill. Continue for a short distance before turning left into Diksmuide Drive. Proceed to the end of Diksmuide Drive and turn left into Cygnet Close, where No. 9 will be found on the right-hand side

THE PROPERTY

The front entrance opens into the principal sitting room, an excellent family space of particularly generous proportions with timber flooring, a feature fireplace and staircase rising to the first floor. An adjoining play/family room provides a useful second reception space and could equally serve as a home office or more formal dining room.



The kitchen/breakfast room is fitted with a comprehensive range of shaker-style units complemented by work surfaces and a substantial range-style cooker, with ample room for a dining table. From here, the conservatory provides an attractive additional sitting or dining area with direct access onto the rear garden. A separate utility room offers further storage, laundry facilities and its own external access. A ground-floor cloakroom completes the accommodation at this level.

On the first floor, the principal bedroom benefits from an en suite shower room, whilst three further bedrooms provide good family accommodation. A separate dressing room offers valuable additional storage or the potential for alternative use as a small study. The bedrooms are served by a well-appointed family bathroom.

OUTSIDE

The property is approached from Cygnet Close onto a tarmac driveway providing convenient off-road parking, with an adjoining lawn adding an attractive open aspect to the frontage. Gated pedestrian access leads around the side of the house to the rear.

The enclosed rear garden is well suited to family use and entertaining, with a broad paved terrace immediately adjoining the house providing ample space for outdoor furniture. Beyond is a predominantly lawned garden with established hedging and fenced boundaries, ornamental planting and a useful timber garden shed. The arrangement provides a pleasant and relatively low-maintenance outside space.

SERVICES

We are advised that the property benefits from mains water, drainage, gas, and electric.



TENURE & POSSESSION

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

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

The property is shown as being within council tax band D 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.

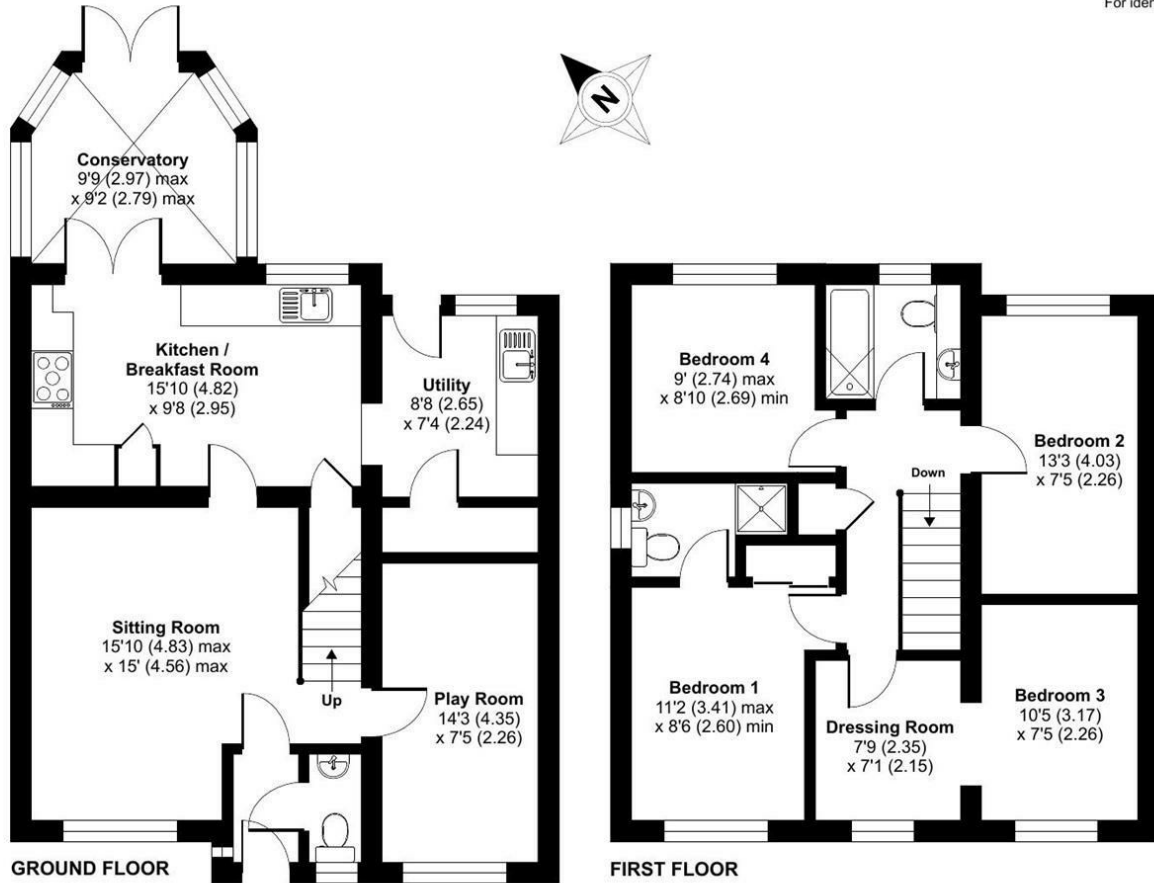
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

Approximate Area = 1347 sq ft / 125.1 sq m

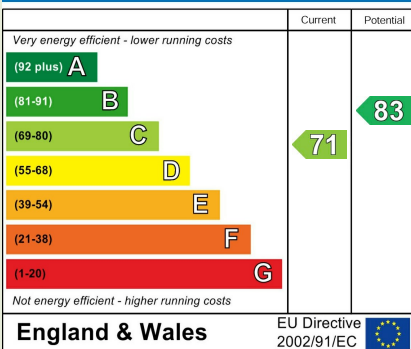
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1526202



Energy Efficiency Rating



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



ELLESMERE SALES

1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW

01691 622602 | ellesmere@hallsgb.com

www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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