FOR SALE

Offers in the region of £210,000

13 Wisteria Way, Ellesmere, Shropshire, SY12 9FF

A recently constructed three-bedroom semi-detached family home boasting thoughtfully designed living accommodation, ample driveway parking, and newly improved rear gardens, conveniently 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.

- **Modern Family Home**
- **Three Bedrooms**
- **Neutrally Decorated**
- **Newly Turfed Gardens**
- **Driveway Parking**
- **Popular Edge of Town Location**

DESCRIPTION

Halls are delighted with instructions to offer 13 Wisteria Way in Ellesmere, for sale by private treaty and with the benefit of no onward chain.

13 Wisteria Way is a modern, three-bedroom semi-detached home which has been thoughtfully designed to meet the needs of contemporary family life, with around 750 sq ft of neutrally presented living accommodation situated across two comfortably proportioned floors.

The property boasts garden space to both the front and rear, alongside driveway parking to the side. The fore features an area of lawn intersected by a paved walkway, with the having been freshly re-turfed and joined by a paved patio area ideal for outdoor dining and entertaining.

SITUATION

13 Wisteria Way is situated in a well-regarded modern development position within walking distance to 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 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 Morton Hall.

THE PROPERTY

The property is principally accessed via a covered external porch which opens into an Entrance Hall, from where stairs rise to the first floor and a door leads to the left into a compact Kitchen with a selection of modern fitted base and wall units with work surfaces over and planned space for appliances. .

The Entrance Hall culminates at a door which allows access into welcoming Sitting/Dining Room, with an inset storage cupboard and ample space for seating positioned before double-opening patio doors which exit onto the gardens and allow for a seamless transition between the internal and external elements of the home.

Stairs rise to a first floor landing from where doors provide access into three well-proportioned Bedrooms, with Bedroom One boasting recessed storage/wardrobe space. The bedrooms are served by a family Bathroom comprising a bath, with an overhead shower, low-flush WC, and hand basin.

OUTSIDE

The property is accessed onto a tarmac driveway situated to the side of the home, this flanked to one side by an area of lawn intersected by a paved walkway.

The rear gardens are ideal for families and benefit from new turf, with a paved patio area situated immediately beyond the Living Room's patio doors and, thus, offering an ideal space for al fresco dining. The patio leads on to an area of lawn retained within a mid-height timber fence.

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

THE ACCOMMODATION COMPRISES:
- Ground Floor -
Entrance Hall:
Living/Dining Room: 4.67m x 4.45m
Kitchen Room: 2.84m x 2.41m
Cloakroom:

- First Floor -
Bedroom One: 3.63m x 2.67m
Bedroom Two: 3.66m x 2.46m
Bedroom Three: 2.08m x 2.01m
Family Bathroom:

W3W
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DIRECTIONS
Leave Ellesmere via the B5068 in the direction of St.Martins and, after around 0.5 miles, a left hand turn leads onto The Hawthorns. Proceed along the Hawthorns where the third left leads onto Wisteria Way, with number 13 identified by a Halls "For Sale" board.

SERVICES
We understand that the property has the benefit of mains water, gas, electricity and drainage.

TENURE
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX
The property is in band 'C' on the Shropshire Council Register.

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.

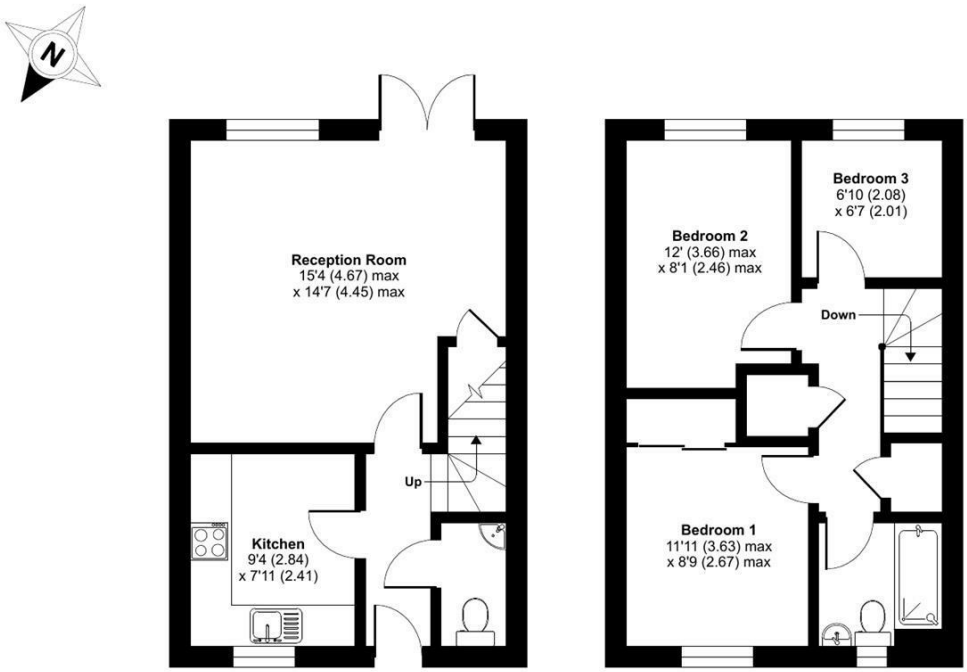
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

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

FOR SALE

13 Wisteria Way, Ellesmere, Shropshire, SY12 9FF

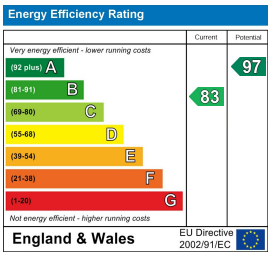
Approximate Area = 750 sq ft / 69.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1452632

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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