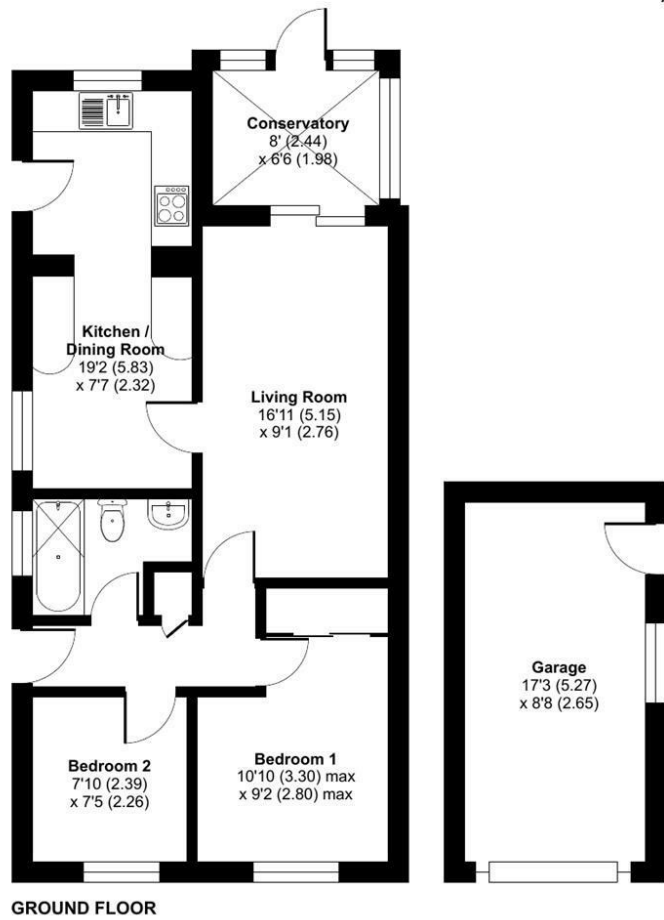


FOR SALE

8 Hillcrest, Ellesmere, Shropshire, SY12 0LJ



Approximate Area = 638 sq ft / 59.3 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 788 sq ft / 73.2 sq m  
 For identification only - Not to scale



FOR SALE

Offers in the region of £210,000

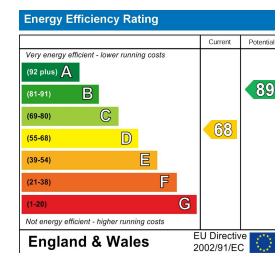
8 Hillcrest, Ellesmere, Shropshire, SY12 0LJ

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Halls. REF: 1442766

**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 Rating



A recently modernised and very smartly presented two-bedroom semi-detached bungalow boasting ample driveway parking, single garage, and attractively landscaped gardens, enviably positioned in popular location convenient for Ellesmere town centre.



01691 622602

Ellesmere Sales  
 1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
 E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles), Chester (25 miles).

All distances are approximate.



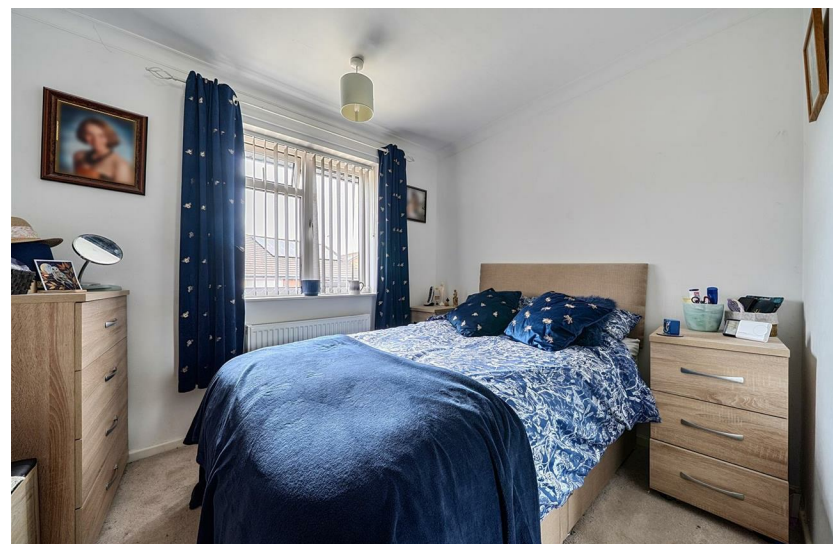
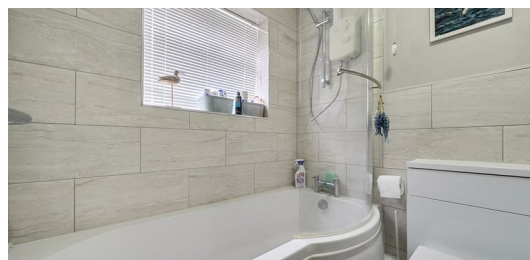
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Recently Modernised
- Smartly Presented
- Conservatory
- Landscaped Gardens
- Garage and Driveway
- Popular Location

**DESCRIPTION**

Halls are delighted with instructions to offer 8 Hillcrest in Ellesmere for sale by private treaty.

8 Hillcrest is a comfortably-sized two-bedroom semi-detached bungalow which has, in recent years, been subject to a comprehensive scheme of modernisation and which now provides around 630 sq ft of stylishly presented single storey living accommodation.

The property is complemented by attractive south-facing gardens which have carefully improved to now serve as a delightful accompaniment to the home, with an expanse of lawn joined by seating areas and well-stocked floral beds, alongside ample driveway parking and a single garage.

**SITUATION**

8 Hillcrest is enviably positioned on the perimeter of a popular development of homes within easy reach of 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, as well as The Mere, the town's crowning jewel, which lies less than five minutes' walk away. The property is within easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities, with the county centre of Shrewsbury lying 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, 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 into an Entrance Hall, which enjoys a recessed storage cupboard, from where doors lead in to two well proportioned Bedrooms, with the main Bedroom benefitting from fitted wardrobes and offering views to the fore; both are served by a Family Bathroom featuring a modern white suite comprising a bath with shower over, low-flush WC, and hand basin set into a vanity unit. A further door leads from the Entrance Hall into a welcoming Living Room with ample space for seating arranged around a centrally positioned electric fire.

From the Living Room, a door leads through to a spacious Kitchen boasting from a fully fitted modern kitchen comprising a selection of base and wall units with work surfaces over, alongside ample space for seating and dining and a rear door exiting directly onto the drive.

The living accommodation is completed by a Conservatory, this accessed off the Living Room and enjoying a full range of glazing over the well-kept gardens.

**OUTSIDE**

The property is accessed over a tarmac driveway with ample space for a number of vehicles, this flanked to one side by a gravelled area featuring a selection of mature shrubs.

The driveway leads on, via iron gates, along further tarmac positioned to the side of the property which culminates at a detached single garage (approx. 5.27m x 2.65m) with an metal up-and-over front access door, pedestrian door to the side, and with power and light laid on. The rear gardens have been well maintained and at present boast an area of lawn with established planted borders, alongside a paved patio area with a timber pergola which represents an ideal space for outdoor dining and entertaining.

**THE ACCOMODATION COMPRISES**

- Entrance Porch:
- Living Room: 5.15m x 2.76m
- Kitchen/Dining Room: 5.83m x 2.32m
- Bedroom One: 3.30m x 2.80m
- Bedroom Two: 2.39m x 2.26m
- Family Bathroom:
- Conservatory: 2.44 x 1.98m

**W3W**

///vegetable.bills.signs

**DIRECTIONS**

From our Ellesmere office, proceed north along Cross Street and, when reaching a roundabout, take the third exit onto Talbot Street, turning left shortly afterwards onto Swan Hill. Continue up Swan Hill where the third road on the left leads onto Hillcrest. Once on Hillcrest, keep right at all turnings and, after around 0.15 miles, the property will be positioned on the right.

**SERVICES**

We understand that the property has the benefits 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 ' B ' 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 £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. Tel: 01691 622602.