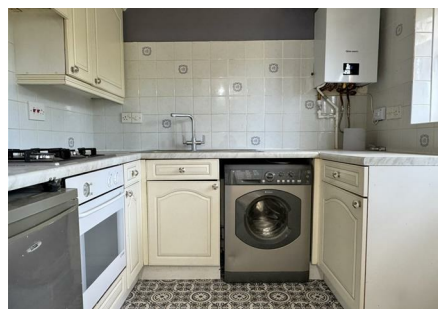


**FOR SALE**

Offers in the region of £155,000

4 Hill Park, Dudleston Heath, Ellesmere,
Shropshire, SY12 9LF

A well designed two-bedroom detached bungalow offering scope for modernisation whilst benefitting from driveway parking, a detached single garage, and spacious easily-maintained gardens; conveniently situated on the perimeter of a popular development in the village of Dudleston Heath, Near Ellesmere.



Ellesmere (2.5 miles), Oswestry (9 miles), Wrexham (11 miles), Shrewsbury (20 miles).

All distances approximate.



- **Detached Bungalow**
- **Scope for Modernisation**
- **Driveway and Garage**
- **Spacious, easy-care Gardens**
- **No Onward Chain**
- **Popular Village Location**

DESCRIPTION

Halls are delighted with instructions to offer 4 Hill Park in Dudleston Heath for sale by private treaty and with the benefit of no onward chain.

4 Hill Park is a thoughtfully designed two-bedroom detached bungalow providing just under 500 sq ft of single-storey living accommodation, all of which offers excellent scope for selective modernisation.

The property is situated within larger than anticipated gardens which have been designed with ease of maintenance in mind, with, to the fore, a gravelled bed interspersed with mature shrubs and bushes, this flanked to one side by a large brick-paved driveway which leads through, via a covered carport, to a detached single garage. The rear gardens having are predominately paved but feature a range of inset established planting.

SITUATION

4 Hill Park, is situated on the edge of the well known North Shropshire village of Dudleston Heath, which has good local amenities for a village of its size to include a parish church, primary school and local bowls/tennis club. Whilst enjoying its location, it is only approximately 2.5 miles from the North Shropshire town of Ellesmere which has an excellent range of local shopping, recreational and educational facilities. The larger centres of Shrewsbury (18.5 miles) and Oswestry (8.5 miles) are both, also, within easy motoring distance, both of which, have a more comprehensive range of amenities of all kinds.

SCHOOLING

Within a comfortable proximity are a number of highly rated state and private schools including Criftins C of E Primary School, Ellesmere Primary School, Ellesmere College, Lakelands Academy, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, and Adcote School for Girls.

DIRECTIONS

From Ellesmere proceed on the B5068 to Dudleston Heath. In the centre of Dudleston Heath turn right in to Hill Park and follow the road round to the left where the property is situated at the front of the development and identified by a Halls "For Sale" board.

W3W

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1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



THE PROPERTY

The property is principally accessed to the side via a door which opens into an Entrance Hallway with two recessed storage cupboards. The Entrance Hall culminates at a door which allows access into a spacious Living/Dining Room, this providing ample space for seating and dining furniture situated before patio doors which exit directly onto the gardens, thus allowing a seamless transition between the internal and external elements of the home.

The Living/Dining Room leads through to a compact Kitchen featuring a selection of fitted base and wall units, with planned space for white goods and an external door which opens into a rear Porch before exiting onto the rear gardens.

Accessed from the Entrance Hallway are two Bedrooms, each with views to the fore and served by a Family Bathroom featuring a fitted suite comprising a panelled bath, low-flush WC, and hand basin.

OUTSIDE

The property is approached over a brick-paved driveway with space for a number of vehicles, this flanked to one side by an easily maintained gravel bed inset with mature shrubs and bushes and leading on to a detached garage (approx. 2.5m x 4.7m) which has been partially converted, with one half having been previously utilised as a home office, alongside a store area.

The gardens are larger than might be anticipated for a property of this nature and extend, in all, to around 0.08ac, with the rear having been designed with ease of maintenance in mind and, at present, featuring a predominately paved area, ideal for outdoor dining and entertaining, this complemented by a range of planting and established herbaceous borders.

THE ACCOMMODATION COMPRISES

Entrance Hall:

Living/Dining Room:

Bedroom One:

Bedroom Two:

Family Bathroom:

Rear Porch:

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band B on the local authority register.

TENURE

The property is said to be of freehold tenure.

POSSESSION

The property will be offered with vacant possession upon completion.

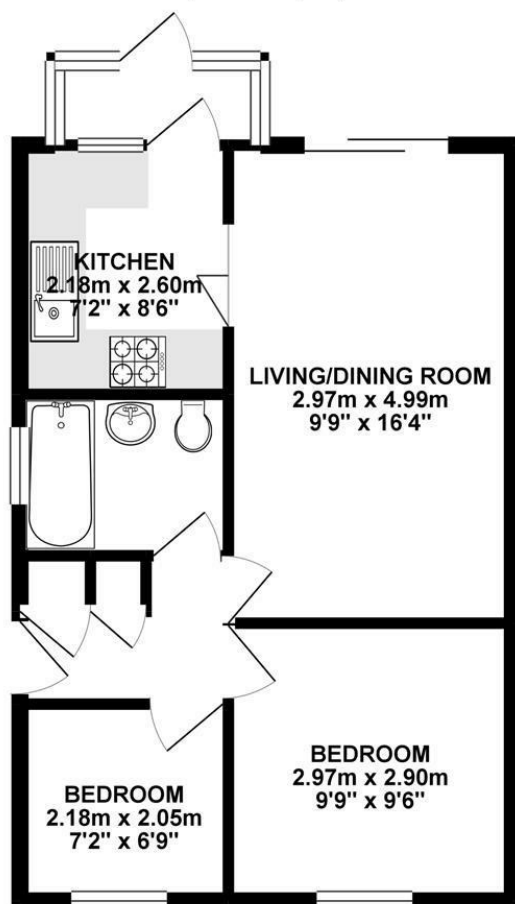
VIEWINGS

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

FOR SALE

4 Hill Park, Dudleston Heath, Ellesmere, Shropshire, SY12 9LF

GROUND FLOOR 42.52 sq. m.
(457.64 sq. ft.)



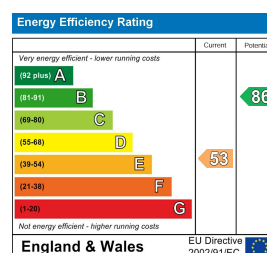
TOTAL FLOOR AREA: 42.52 sq. m. (457.64 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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

E: ellesmere@halls.gb.com



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