

5 ROSEHILL DRIVE

WHITTINGTON | OSWESTRY | | SY11 4BE







An extended and well-presented three-bedroom semi-detached dormer bungalow offering flexible accommodation, ample driveway parking with carport, and attractive, easily maintained gardens; conveniently situated within a popular development in the village of Whittington.

Offers in the region of £249,950





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- **Dormer Bungalow**
- **Extended and Improved**
- **Around 1,000 sq ft**
- **Attractive Easy-Care Gardens**
- **Driveway and Carport**
- **Popular Village Location**

DESCRIPTION

Halls are delighted with instructions to offer 5 Rosehill Drive in Whittington for sale by private treaty, and with the benefit of no onward chain.

5 Rosehill Drive is a well-presented and thoughtfully extended dormer bungalow, providing versatile accommodation extending to approximately 993 sq ft. The arrangement includes two ground-floor bedrooms, a generous living room and useful utility facilities, together with a principal bedroom and bathroom on the first floor.

The property is complemented by a broad driveway, covered parking and a garage, while the established gardens have been attractively arranged for ease of maintenance. Its flexible layout and convenient village setting should appeal to a wide range of purchasers.

SITUATION

The property occupies a particularly pleasant position on the perimeter of the popular village of Whittington, which provides a range of day-to-day amenities, including Schools, Public Houses, Convenience stores and, most notably, a Castle. Whittington is conveniently placed for access to the wider area and lies broadly equidistant between the towns of Ellesmere and Oswestry, with the county centre of Shrewsbury positioned to the south and easily reached via the nearby A5. Rail links are available in the neighbouring village of Gobowen.

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SCHOOLING

The property is conveniently situated for a number of well regarded state and private schools, including Whittington CofE Primary, The Meadows Primary School The Marches, Ellesmere Primary School, Lakelands Academy, Ellesmere College, Oswestry School, and Moreton Hall.

DIRECTIONS

Leave Ellesmere via the A495 in the direction of Oswestry, continuing until reaching a T junction in the village of Whittington; here, turn left and turn right shortly after to remain on the A495. Continue for a further 0.5 miles where a left hand turn leads into Rosehill Drive where, around 0.1 miles later, the property is situated on the left and identified by a Halls "For Sale" board.





THE PROPERTY

The accommodation is entered through a bright reception hall, with the staircase rising to the first floor. The principal living room is a comfortable and well-proportioned reception space, enjoying a broad window overlooking the rear garden and ample room for both seating and occasional dining furniture.

The kitchen is fitted with a comprehensive range of timber-effect units, work surfaces and integrated cooking appliances, with space for a breakfast table. An adjoining utility room provides further storage and appliance space and gives access to the ground-floor shower room.

Two bedrooms are positioned on the ground floor, allowing considerable flexibility for guests, home working or predominantly single-storey living. The first floor provides a further double bedroom with fitted storage, together with a bathroom.

OUTSIDE

The property is approached over a generous driveway, providing off-road parking and continuing beneath a covered carport to the garage

The front garden is principally laid to lawn with planted borders and established shrubs. To the rear is an attractive enclosed garden arranged with gravelled pathways, shaped borders and a variety of mature shrubs and ornamental trees. A central planted feature and seating areas create a pleasant outdoor setting, while the largely low-maintenance design allows the garden to be enjoyed without excessive upkeep

SERVICES

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

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

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.

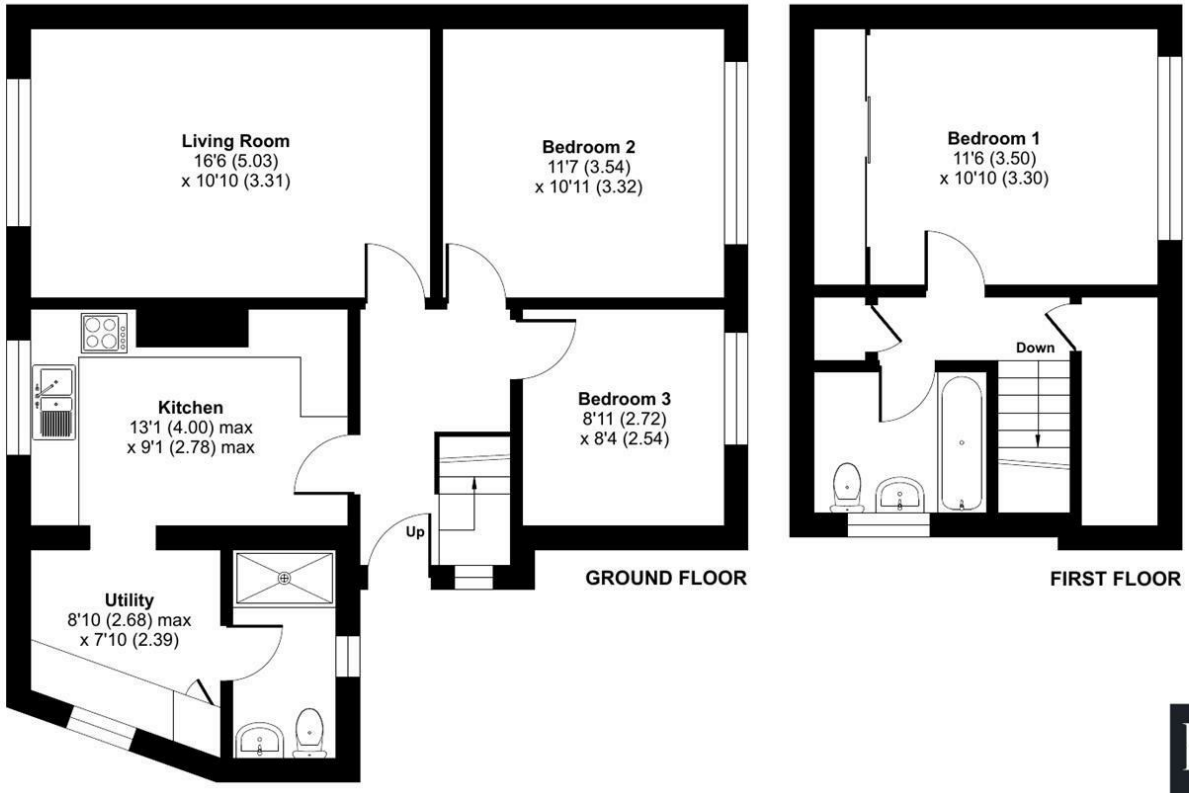
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

VIEWINGS

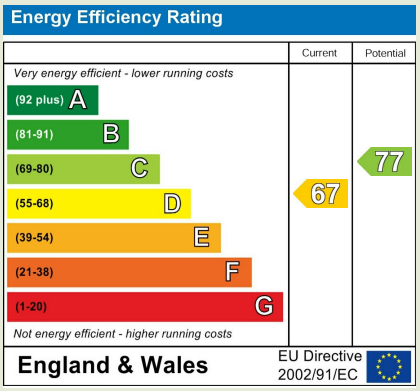
By appointment through Halls, The Square, Ellesmere, Shropshire.

Approximate Area = 993 sq ft / 92.2 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: 1494474



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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.

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