

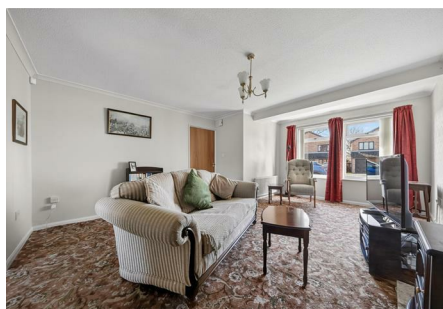


FOR SALE

Offers in the region of £349,995

6 Almond Drive, Ellesmere, SY12 9PS

A well proportioned four-bedroom detached family home boasting spacious living accommodation, detached double garage, and generous gardens which extend to circa 0.15ac, whilst offering excellent scope for modernisation, enviably situated within a popular development in Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles), Wrexham (12 miles) and Chester (28 miles)

All distances approximate



- Detached Family Home
- Over 1,300 sq ft
- Requiring Modernisation
- Detached Double Garage
- Gardens ext. to Circa 0.15ac
- No Onward Chain

## DESCRIPTION

Halls are delighted with instructions to offer 6, Almond Drive Ellesmere, for sale by private treaty.

6 Almond Drive is a well proportioned four-bedroom detached family home which provides over 1,300 sq ft of flexibly arranged, family friendly living accommodation situated across two thoughtfully designed floors, these now offering excellent potential for modernisation and improvement.

The property is situated within large gardens which extend, in all, to around 0.15ac and, at present, comprise areas of lawn, floral beds, and seating areas, alongside ample driveway parking and a detached double garage.

## SITUATION

6 Almond Drive is enviably positioned on the perimeter of a popular development 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 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 19 miles to the south and provides further recreational, educational, and cultural attractions.

## W3W

///cabinet.punk.producing

## DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins, continuing for around 0.3 miles until a left hand turn leads on to Cherry Drive; proceed down Cherry Drive for circa 0.2 miles until a right hand turn leads in to Almond Drive, where, immediately after the road into Mulberry Avenue, the property will be located on the right, identified by a Halls "For Sale" board.

## SCHOOLING

Within a convenient proximity are a number of well-regarded educational establishments, including Lakelands Academy, Ellesmere Primary School, Shrewsbury School, Ellesmere College, Shrewsbury High School, The Priory, Prestefelde Prep, Moreton Hall, Packwood Haugh, and Adcote School for Girls.

## THE PROPERTY

The property is principally accessed via a front door which opens into a welcoming Entrance Hall, where stairs rise to the first floor and a door opens immediately to the left into a well proportioned Living Room, this featuring double windows onto the front elevation alongside ample space for seating. From the Living Room, an archway leads through to a versatile Dining Room, ideally suited to more formal entertaining occasions or for use as a Family Room or similar, from where patio doors exit directly onto the rear gardens.

Positioned alongside the Dining Room is a Kitchen/Breakfast Room containing a range of fitted base and wall units, these centred around a planned space for breakfast/dining table which allows the room to serve as the heart of this particularly family friendly home, with a secondary door exiting onto the side of the property. A door leads from the Kitchen through to a Snug/Office which, again, offers scope for a variety of usages, with the ground floor accommodation completed by a Cloakroom positioned off the Entrance Hall.



3 Reception  
Room/s



4 Bedroom/s



1 Bath/Shower  
Room/s



Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, from where doors provide access into four comfortably sized Bedrooms, each able to accommodate double beds and with three enjoying integrated storage/wardrobes. The Bedrooms are served by a Family Bathroom which features a fitted suite comprising a shower cubicle, low-flush WC, and hand basin.

#### OUTSIDE

The property is approached over a double-width tarmac driveway which leads onto a detached double garage (approx. 5.18m x 5.18m) with two metal up-and-over front access doors, a pedestrian door to the side which enters into the garden, and storage space in the rafters.

The gardens are a particularly notable feature of the property and extend, in all, to around 0.15ac. To the fore are areas of shaped lawn intersected by a paved pathway which culminates at the front door, these complemented by established shrubbery beds; to the rear are further areas of lawn retained within well stocked floral beds, and a paved seating area which represents an ideal space for outdoor dining and entertaining.

#### THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 5.44m x 4.11m

Dining Room: 3.30m x 3.16m

Kitchen: 4.29m x 3.30m

Snug/Office: 3.96m x 2.29m

Cloakroom:

- First Floor-

Bedroom One: 4.47m x 2.69m

Bedroom Two: 3.66m x 3.05m

Bedroom Three: 4.09m x 2.39m

Bedroom Four: 3.15m x 3.05m

Family Bathroom:

#### SERVICES

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

#### TENURE

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

#### COUNCIL TAX

The property is shown as being within Council Tax band 'E' on the local authority register.

#### LOCAL AUTHORITY

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

#### 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.

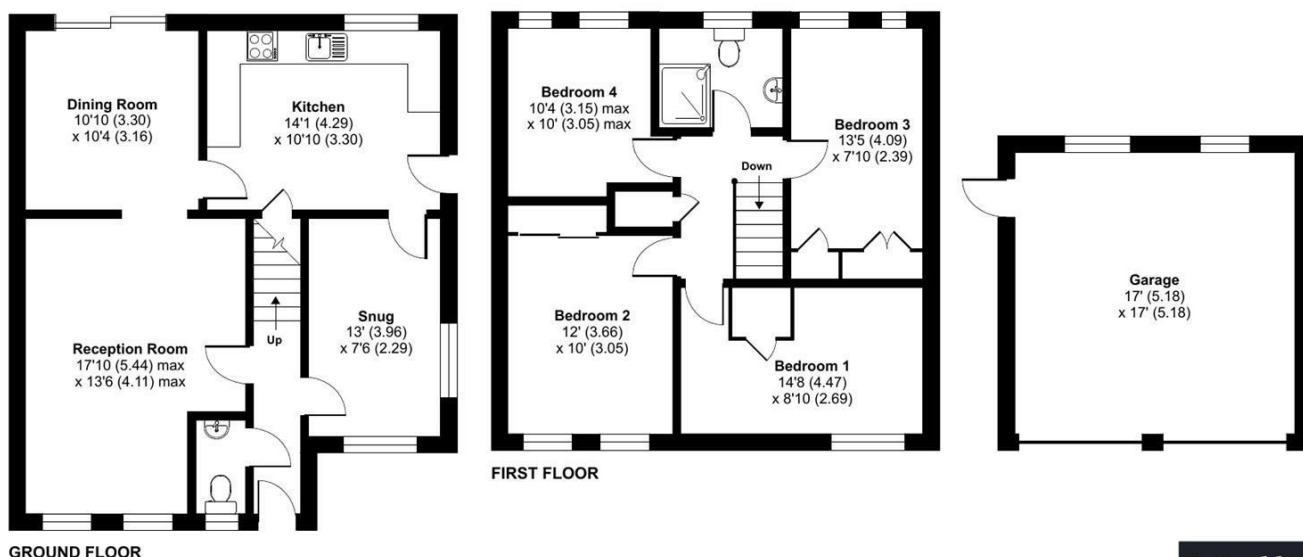
#### VIEWINGS

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

# FOR SALE

6 Almond Drive, Ellesmere, SY12 9PS

Approximate Area = 1310 sq ft / 121.7 sq m  
Garage = 289 sq ft / 26.8 sq m  
Total = 1599 sq ft / 148.5 sq m  
For identification only - Not to scale

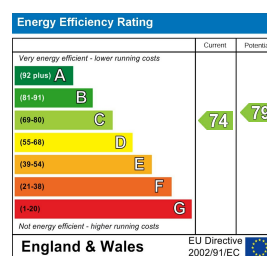


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Halls. REF: 1421819

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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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