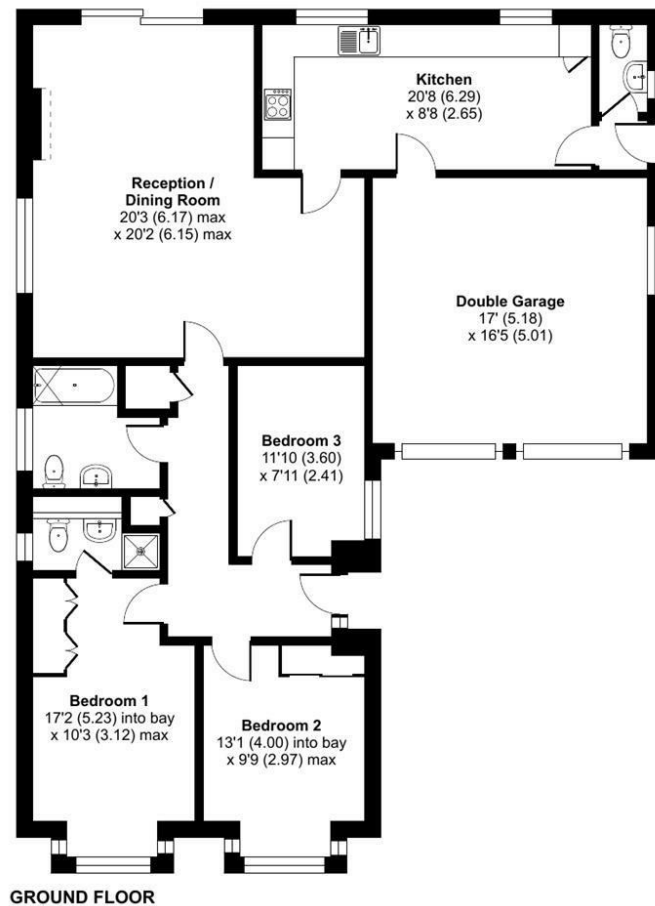


FOR SALE

The Covey, 5 Holly Close, Ellesmere, Shropshire, SY12 9ES



Approximate Area = 1195 sq ft / 111 sq m
Garage = 279 sq ft / 25.9 sq m
Total = 1474 sq ft / 136.9 sq m
For identification only - Not to scale

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1384189



Halls

FOR SALE

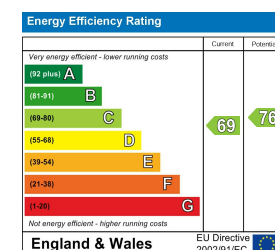
Offers in the region of £349,995

The Covey, 5 Holly Close, Ellesmere, Shropshire, SY12 9ES

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



01691 622602

Ellesmere Sales

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



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Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)

(All distances approximate)



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached Bungalow
- Generous Internal Accommodation
- Master with En-Suite
- Driveway and Double Garage
- Attractive and Generous Gardens
- Popular, Edge of Town Location

DESCRIPTION

Halls are delighted with instructions to offer The Covey, 5 Holly Close, Ellesmere, for sale by Private Treaty.

The Covey is a substantial and well-situated detached three-bedroom bungalow with scope for modernisation, featuring ample driveway parking, a double garage, and generous wraparound gardens, enviably situated in a most sought after and prestigious residential locality just outside the centre of the historic North Shropshire Lakeland town of Ellesmere.

Internally, the bungalow offers scope for modernisation to create an exceptional edge-of-town residence, whilst at present comprising: an Entrance Hall, Living/Dining Room, Kitchen/Breakfast Room, Three Bedrooms (Master with En Suite), and Family Bathroom.

The property is positioned in a sought-after edge-of-town location and is set within an expansive plot with scope for further landscaping. Wraparound gardens provide abundant outdoor space, combining lawned areas, a paved patio, and well-established floral and herbaceous borders, alongside ample driveway parking for several cars and a double garage.

SITUATION

The Covey is situated in a most sought after and prestigious residential locality just outside the centre of the historic North Shropshire lakeland town of Ellesmere. The property is just a short walk from Ellesmere's many amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within 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

///appeal.tilt.craftsman

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.

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street, taking the first exit at the mini-roundabout onto Willow Street, and continuing until a right-hand turn (signposted St.Martins) leads onto Trimpley Street. After turning onto Trimpley Street, continue for around 0.2 miles and turn left onto The Hawthorns, then immediately take another left onto Holly Close where the property is situated at the end of the road, identified by a Halls "For Sale" board.

THE PROPERTY

The property is entered through a covered external porch, where a partly glazed front door with matching side panel opens into a welcoming Reception Hall. From here, doors lead to the principal rooms, with access to both a storage cupboard and the airing cupboard, the latter housing the Worcester gas-fired boiler with shelving beneath.

Moving ahead from the Reception Hall, a door opens into the spacious Lounge/Dining Room, an L-shaped living area with a feature living-flame gas fire set upon a raised marble hearth with a matching surround and a pine Adams-style mantelpiece. A sliding patio door leads directly out onto the rear patio and gardens beyond, while a further window to the side elevates the natural light within the room.

From the Lounge/Dining Room, a door leads through into the Kitchen/Breakfast Room, an extended space fitted with a comprehensive range of base and wall units, work surfaces, and integrated appliances. Two windows look over the rear garden, and a further door opens into a Rear Entrance Hallway, from which another door gives access to a ground-floor Cloakroom with WC and hand basin. A second internal door leads directly from the kitchen into the Double Garage, fitted with two up-and-over doors, power points, and a side window.

Returning to the Reception Hall, doors lead to the three bedrooms. The generous principle Bedroom enjoys a bay window overlooking the front garden and includes fitted wardrobes, a vanity unit, and its own En-Suite Shower Room equipped with fully tiled shower cubicle, WC, and hand basin. Bedroom Two, also with a front-facing bay window, offers a fitted double wardrobe, while Bedroom Three has a window to the side elevation and would serve equally well as a study if preferred. Completing the accommodation is a Family Bathroom, featuring a panelled bath with shower over, WC, and hand basin.

OUTSIDE

Outside, the property is complemented by an extensive block paved driveway providing ample parking and manoeuvring, space leading to an attached double garage.

The gardens are an attractive feature of The Covey and comprise areas of lawn to the front, side and rear, together with a number of well stocked floral and herbaceous borders. The gardens provide an ideal opportunity to landscape to one's individual tastes.

THE ACCOMMODATION COMPRISES

Rear Entrance Hallway
W/C
Double Garage: 5.18m x 5.01m
Lounge / Dining Room: 6.17m x 6.15m
Kitchen: 6.29m x 2.65m
Bedroom One: 5.23m x 3.12m
En-suite Shower Room
Bedroom Two: 4.00m x 2.97m
Bedroom Three: 3.60m x 2.41m
Family Bathroom
Reception Hall

TENURE

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

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band ' E ' 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.