

**FOR SALE**

Offers in the region of £475,000

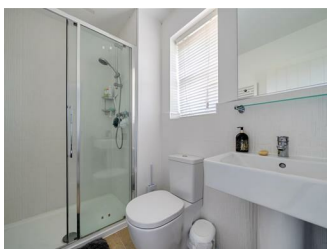
6 Telford Avenue, Ellesmere, SY12 0GE

A well presented five-bedroom detached executive family home boasting over 1,800 sq ft of thoughtfully arranged living accommodation, alongside generous gardens which feature ample driveway parking and a detached double garage, pleasantly situated in a tucked away position with open views to the fore, within a popular development on the edge of Ellesmere.



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

All distances approximate.



- Five-Bedroom Detached
- Over 1,800 sq ft
- Generous Gardens
- Driveway and Double Garage
- Open Views to the fore
- Edge of a Popular Development

DESCRIPTION

Halls are delighted with instructions to offer 6 Telford Avenue for sale by private treaty.

6 Telford Avenue is a substantial and well-presented modern detached house, offering generously proportioned and versatile family accommodation extending to approximately 1,814 sq ft.

The layout is particularly well suited to modern family life, with a generous sitting room, separate study and an impressive open-plan kitchen, dining and family room, together with five first-floor bedrooms, three of which have en-suite facilities.

The house occupies an appealing position with attractive open views across adjoining countryside to the front. Outside, there is ample driveway parking, a detached double garage and an enclosed rear garden arranged with extensive paved seating areas, lawn and low-maintenance gravelled sections.

SITUATION

The property occupies a particularly private position with open views to the fore on the perimeter of a popular development within walking distance 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. whilst retaining a convenient proximity to 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.

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 Moreton Hall.

THE PROPERTY

The accommodation is approached through a covered entrance porch into a central reception hall. To the front is a spacious sitting room enjoying the open outlook, whilst a separate study provides an ideal home office. The principal living space is positioned across the rear of the house and comprises an excellent open-plan kitchen, dining and family room.

The kitchen is fitted with a contemporary range of units incorporating integrated appliances and a central island, with ample space alongside for both dining and informal seating. A broad glazed opening and French doors connect the room directly with the rear terrace and garden. A separate utility room and ground-floor cloakroom complete the ground floor.



3 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



On the first floor, the central landing serves five well-proportioned bedrooms. The principal bedroom is particularly generous, whilst three of the bedrooms benefit from their own en-suite bath or shower-room facilities, providing an unusually practical arrangement for a house of this type. The remaining bedrooms offer flexibility for family, guests or additional workspace.

OUTSIDE

A driveway extends alongside the house and provides good off-road parking before continuing to the detached double garage, which offers excellent parking and storage space.

The rear garden is fully enclosed and has been designed for relatively easy maintenance. A substantial paved terrace immediately adjoining the house provides an excellent area for outdoor dining and entertaining, with steps rising to a lawned garden and further gravelled seating areas. The open countryside outlook to the front is a particular feature of the property and gives the house a greater sense of space than might ordinarily be expected from a modern residential setting.

DIRECTIONS

From our Ellesmere office, head north along Cross Street until reaching a small roundabout, here take the first exit onto Willow Street, proceeding until a further mini-roundabout where the second exit is required and leads on to Scotland Street. At the traffic lights, turn left, passing Tesco on your left and, at the culmination of Canal Way, turn left onto Telford Avenue, where, situated between 2 and 14, a small road leads to the right; the property will be positioned on the right and identified by a Halls "For Sale" board.

W3W

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LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

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



TENURE

The property is said to be of Freehold tenure

POSSESSION

Vacant possession will be granted upon completion

SERVICES

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

* 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 £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, SY12 0AW.

FOR SALE

6 Telford Avenue, Ellesmere, SY12 0GE



Approximate Area = 1814 sq ft / 168.5 sq m
Garage = 295 sq ft / 27.4 sq m
Total = 2109 sq ft / 195.9 sq m

For identification only - Not to scale

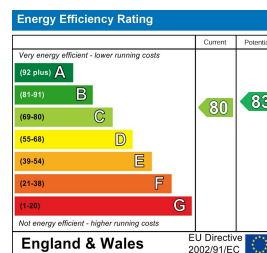


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Halls. REF: 1500630

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

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