



**FOR SALE**

Offers in the region of £139,995

17 Willow Street, Ellesmere, SY12 0AL

A freshly modernised two-bedroom home boasting deceptively spacious and stylishly presented living accommodation alongside a rear courtyard able to serve as gardens or off-street parking, conveniently situated within the heart of Ellesmere.



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

All distances approximate.



- Freshly Modernised
- Stylishly Presented
- Circa 750 sq ft
- Two Double Bedrooms
- Off-Street Parking or Courtyard Garden
- Town Centre Location

## DESCRIPTION

Halls are delighted with instruction to offer 17 Willow Street in Ellesmere for sale by private treaty.

17 Willow Street benefits from a recent scheme of modernisation works and now provides around 750 sq ft of well proportioned and stylishly presented living accommodation situated across two generous floors, with ground floor reception rooms complemented by two spacious double bedrooms.

The property is joined by versatile external space to the rear which is currently utilised as off street parking but which could readily be transformed into an attractive courtyard garden, this joined by a useful storage shed.

## SITUATION

17 Willow Street lies just a stone's throw from 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.

## 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.

## DIRECTIONS

From our Ellesmere turn immediately right onto Market Street and proceed until Market Street reaches Willow Street, here, turn right again and continue for around 80 yards, where the property will be positioned on the right and identified by a Halls "For Sale" board.

## W3W

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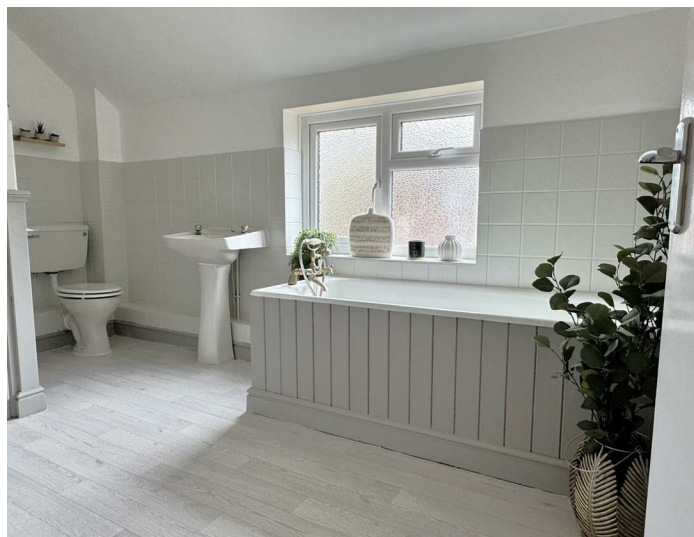
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



## THE PROPERTY

The property is principally accessed via a pitched external Porch, from where a front door opens into a generously sized Living Room, with a window overlooking the front elevation and ample space for seating arranged before a centrally positioned chimney breast boasting a raised heart and surround.

A door leads from the Living Room through to a Kitchen/Breakfast Room positioned at the rear of the property, this featuring a selection of fitted base and wall units with work surfaces over, alongside a window overlooking the courtyard garden and an attractive freestanding Kitchen Island. The room further benefits from a door which opens into a useful understairs storage cupboard.

Stairs rise from the Kitchen to a first floor landing, where doors provide access into two comfortably proportioned Bedrooms, each able accommodate double beds and served by a spacious Bathroom comprising an attractive fitted suite featuring a panelled bath, low-flush WC, and pedestal hand basin, alongside a large linen closet.

## OUTSIDE

The rear of the property encompasses a versatile courtyard which is presently utilised for off-street parking. Should parking not be required, the rear external space could readily be transformed into a private courtyard gardens and benefits from a useful storage shed.

## SERVICES

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

## TENURE & POSSESSION

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

## LOCAL AUTHORITY

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

## COUNCIL TAX

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

## VIEWINGS

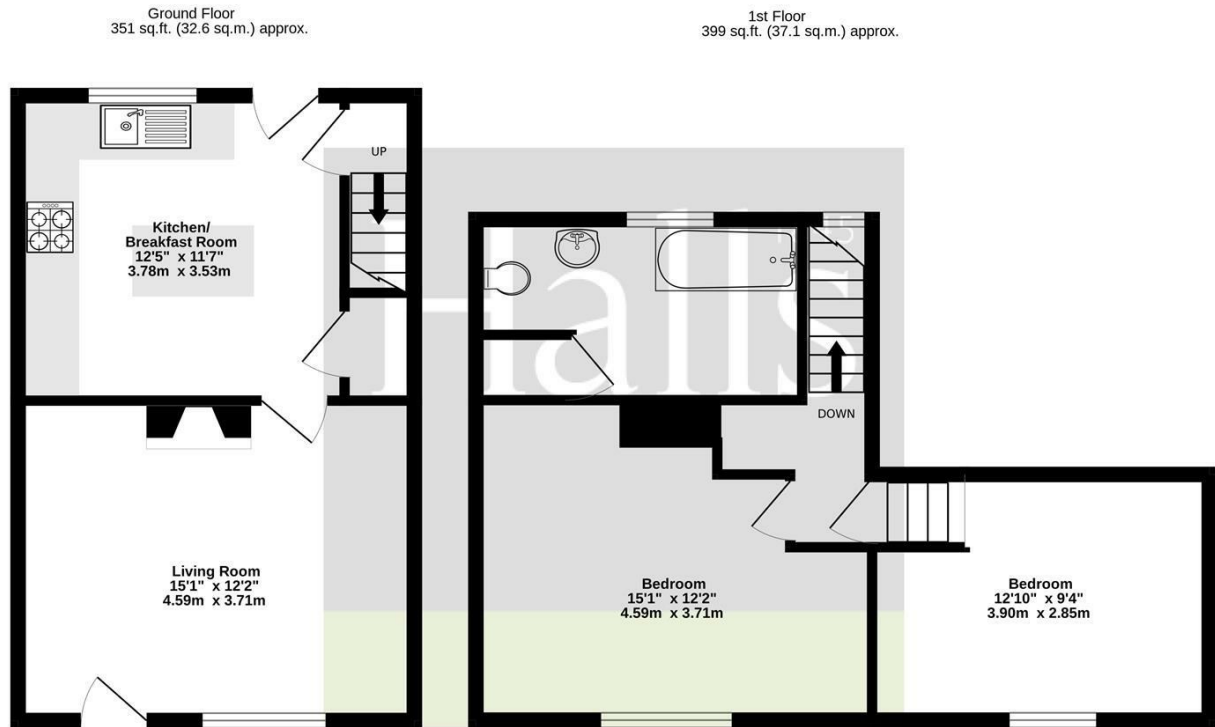
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

## 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.

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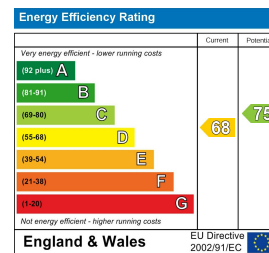
TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

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

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