



2 Diamond Way, Ellesmere, SY12 0FH

A well presented four-bedroom detached family home providing well proportioned and flexibly arranged living accommodation complemented by front and rear gardens, driveway parking, and a single garage; enviably positioned within a popular development in Ellesmere.



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

All distances approximate.



- Family Home
- Well Presented
- Over 1,200 sq ft
- Front and Rear Gardens
- Driveway and Garage
- Popular Residential Location

DESCRIPTION

Halls are delighted with instructions to offer 2 Diamond Way in Ellesmere for sale by private treaty.

2 Diamond Way is a well-presented modern detached house providing spacious and versatile accommodation arranged over three floors. The layout extends to approximately 1,230 sq ft and includes two reception areas within the principal living accommodation, four bedrooms and three bath/shower rooms, making it particularly well suited to family occupation.

The house occupies a slightly elevated corner plot within this popular residential development, with lawned gardens extending around the front and side and an enclosed garden to the rear. A private driveway provides parking and leads to a detached single garage.

SITUATION

2 Diamond Way occupies a prominent position on the edge of a quiet cul-de-sac within a well-regarded development with a convenient proximity to the heart of the lakeland town 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

///scarf.smiling.riverboat

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 Office, head north on Cross Street until reaching a mini-roundabout, here take the first exit onto Willow Street, continuing until reaching another mini-roundabout where the second exit leads onto Scotland Street. Proceed along Scotland Street until reaching a set of traffic lights, here turn left until, shortly after passing the entrance to the Supermarket, a right hand turn leads onto Diamond Way. Follow Diamond for around 350 ft and the property will be situated on the right.



1 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



THE PROPERTY

The accommodation is approached through an entrance hall, from which there is access to a comfortable sitting room together with the principal kitchen and dining room. The latter provides a particularly useful everyday living space, with fitted kitchen units, integrated appliances and French doors opening directly onto the rear garden. A separate utility room and ground-floor cloakroom complete the accommodation at this level.

The first floor provides three bedrooms, including a generous double bedroom with its own en-suite shower room, together with two further bedrooms and the family bathroom.

A staircase rises to the second floor, which is principally occupied by the main bedroom suite. This spacious room benefits from useful wardrobe space and its own en-suite shower room, creating a degree of separation from the remaining bedrooms and making particularly effective use of the three-storey layout.

OUTSIDE

The house occupies an attractive corner position, set slightly above road level with areas of lawn extending across the front and side of the property, interspersed with established shrubs and planting.

The rear garden is enclosed and offers a good degree of privacy for a modern development. It is predominantly laid to lawn with mature shrubs to the boundaries together with a decked seating area immediately adjoining the kitchen and dining room.

A gated access leads from the garden to the driveway, which provides off-road parking and gives access to the detached single garage.

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

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

AML

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

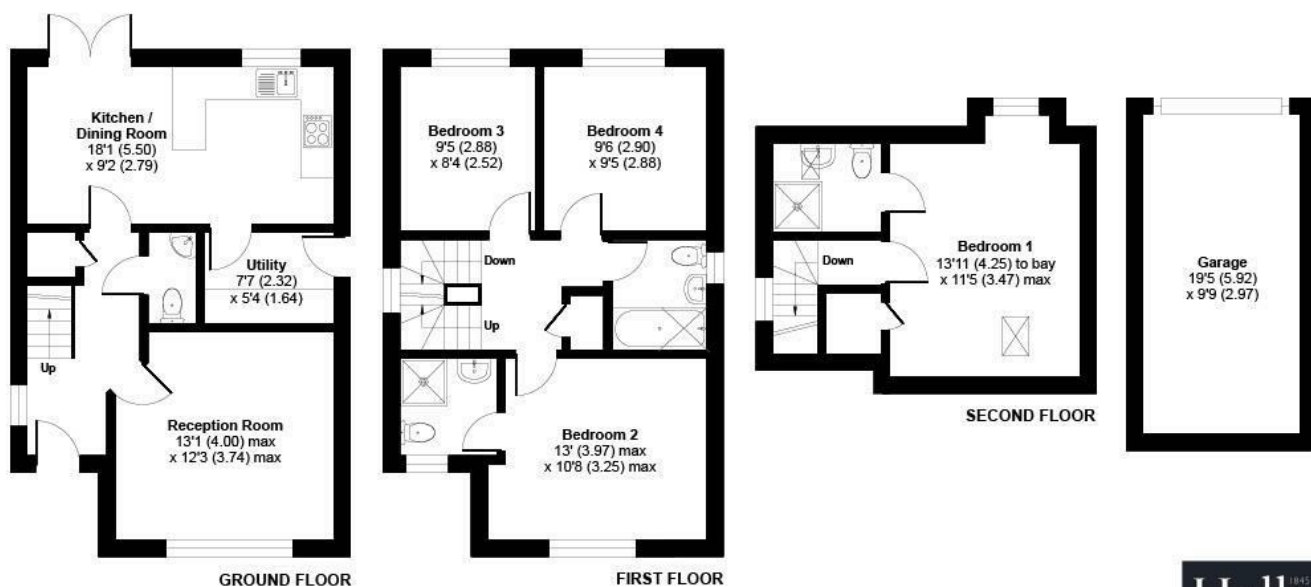
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

2 Diamond Way, Ellesmere, SY12 0FH

Approximate Area = 1204 sq ft / 111.8 sq m
Garage = 189 sq ft / 17.6 sq m
Total = 1393 sq ft / 129.4 sq m

For identification only - Not to scale



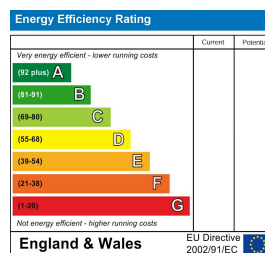
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1508725



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

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