

3 INGLENOOK TRIMPLEY STREET

ELLESMERE | SHROPSHIRE | SY12 0BE







A stylishly presented two-bedroom period town cottage boasting recently modernised living accommodation alongside allocated parking and a private, easily maintained garden; conveniently situated within easy reach of Ellesmere town centre.

Offers in the region of £175,000





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- **Period Town Cottage**
- **Recently Modernised**
- **Traditional Exterior with Modern Interior**
- **Parking**
- **Attractive Gardens**
- **No Onward Chain**

DESCRIPTION

Halls are delighted to offer 3 Inglenook, Trimpley Street in Ellesmere for sale by private treaty, with the benefit of no onward chain.

3 Inglenook is an attractive two-bedroom semi-detached period town cottage, having been comprehensively refurbished in recent years to now provide smart, easily managed accommodation within a particularly convenient setting close to the centre of Ellesmere. The house combines a traditional cottage exterior with a more contemporary interior, centred around an open-plan kitchen and living space with an adjoining sun room.

Outside, the property benefits from an allocated parking space together with landscaped gardens arranged principally to the side and rear. The gardens have been designed with ease of maintenance in mind and provide a pleasant, enclosed space for outdoor seating and entertaining

SITUATION

The property occupies a pleasant position just off Trimpley Street, within easy walking distance of the centre of Ellesmere. The town offers an excellent range of everyday facilities including independent shops, supermarkets, cafés and public houses, together with leisure, recreational and educational amenities.

Ellesmere is particularly well placed for access across North Shropshire and into North Wales, with Oswestry approximately 8.5 miles away, Shrewsbury 17.5 miles and Chester 28 miles.

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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

Leave our Ellesmere office and proceed north along Cross Street, taking the first exit at the roundabout onto Willow Street and turning right immediately after onto Brownlow Road. Follow Brownlow Road and, as it bends to the left, the property will be situated immediately to the fore, identified by a Halls "For Sale" board.

THE PROPERTY

The accommodation is well arranged over two floors and has been refurbished to create a practical and contemporary home.





The ground floor is largely open plan, with the kitchen and living areas forming the principal reception space. The kitchen incorporates a range of fitted units, work surfaces, integrated cooking appliances and a breakfast bar, while the adjoining living area provides space for both seating and informal dining. To the rear is a useful sun room, enjoying views over and access to the garden.

On the first floor, the landing serves two bedrooms and the bathroom. The principal bedroom also benefits from fitted storage. The property has double-glazed windows and gas-fired central heating throughout.

OUTSIDE

The property is approached over a gravelled area with allocated parking for one vehicle.

The gardens extend around the side and rear of the cottage and have been landscaped to provide an attractive yet particularly low-maintenance outside space. Predominantly gravelled, the rear garden offers ample room for garden furniture and outdoor entertaining, complemented by raised planted borders and timber fencing providing a good degree of enclosure. A timber garden store provides useful additional storage

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is listed as a band B on the local authority register.

TENURE AND POSSESSION

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

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.

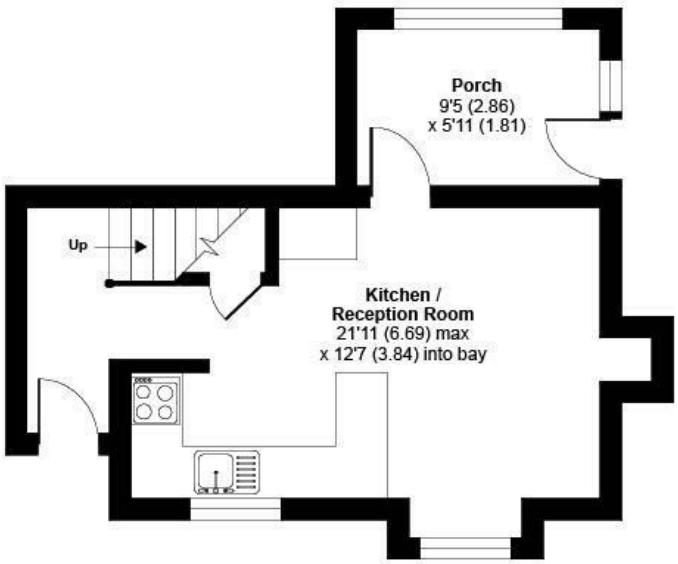
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

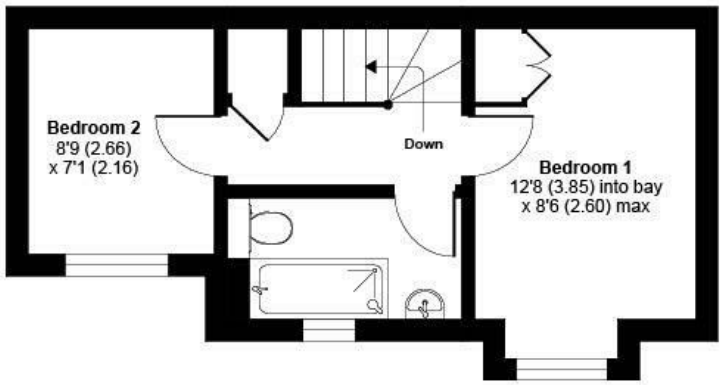
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Approximate Area = 583 sq ft / 54.2 sq m

For identification only - Not to scale

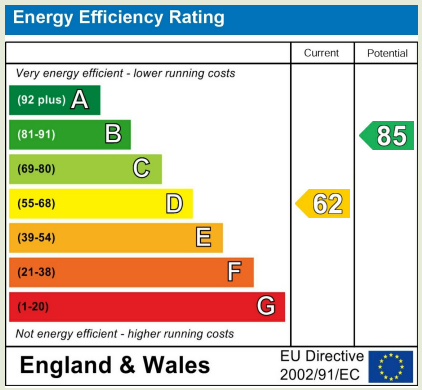


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1513246



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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ELLESMERE SALES

1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW

01691 622602 ellesmere@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the