



FOR SALE

Offers in the region of £269,995

13 Beech Drive, Ellesmere, SY12 0BU

A generously proportioned and significantly extended three/four bedroom mature family home boasting around 1,200 sq ft of well presented living accommodation, alongside attractive gardens, and ample driveway parking, conveniently situated in a popular development within the town of Ellesmere.



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

All distances approximate.



- Extended and Improved
- Around 1200 sq ft
- Three / Four Bedroom
- Driveway Parking
- Attractive Gardens
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 13 Beech Drive in Ellesmere for sale by private treaty.

13 Beech Drive is a mature three/four bedroom family home which has, over the years, benefitted from a range of improvements works, including a substantial rear extension, and which now provides over 1,200 sq ft of stylishly presented and flexibly arranged living accommodation situated across two generous floors.

The property is positioned within attractive gardens which surround the home on three sides with, to the fore, an area of lawn retained within a mid-height brick wall, this flanked to one side by a tarmac driveway which provides ample space for a number of vehicles and leads through to the rear. The rear gardens have been attractively landscaped to include further expanses of lawn, seating areas, established floral beds, and a timber Summerhouse.

SITUATION

13 Beech Drive is situated within a popular development of homes not far from the centre 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 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 Morton Hall.

THE PROPERTY

The property is principally accessed via an Entrance Porch which opens into a Reception Hall, where stairs rise to the first floor and from where a door leads immediately to the right into a welcoming Living Room with window onto the front elevation and ample space for seating arranged before an electric fire.

The Entrance Hall culminates at a door which opens into a Kitchen/Dining Room, which boasts a window overlooking the gardens and a range of base and wall units with work surfaces over, and from where a useful Utility Room can be accessed, which benefits from a side access door.

Completing the ground floor accommodation, and a later addition to the property, is a particularly versatile Reception Room which would make an ideal Study for those who work from home or a guest/fourth Bedroom which can be accessed from a rear Reception Hall and also benefits from an adjoining Shower Room.

Stairs rise from the Entrance Hall to a first floor landing where doors provide access into three well-proportioned Bedrooms ideally suited to the needs of families, all of which are served by a well-appointed family Bathroom featuring an attractive white suite comprising a panelled bath, low-flush WC, and pedestal hand basin.

OUTSIDE

The property is accessed onto a tarmac driveway flanked to one side by an area of lawn, with the driveway leading along the side of the property to wooden gates which open to the rear garden.

The rear gardens are a particularly notable feature of the property, being larger than one might anticipate for a property of this style and having been attractively landscaped and maintained by the current vendors. At present, the gardens comprise an attractive paved patio area which represents an ideal space for dining and entertaining, this leading on to an expanse of lawn and a further raised decking area with a charming summerhouse enclosed within a white picket fence. The garden also benefits from a useful timber garden storage shed and second summerhouse with a further raised seating area.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Porch:

Living Room: 4.67m x 3.29m

Kitchen/Dining Room: 6.67m x 3.03m

Office/Reception Room: 3.88m x 2.85m

Cloakroom:

Utility: 3.10m x 1.73m

- First Floor -

Bedroom One: 3.70m x 3.51m

Bedroom Two: 4.64m x 2.70m

Bedroom Three: 3.25m x 2.05m

Family Bathroom:

DIRECTIONS

From our Ellesmere office, proceed north up Cross Street until reaching a mini-roundabout, here take the first exit onto Willow Street, continuing until a right hand turn leads onto Trimpley Street (signposted St.Martins); continue for approximately 0.2 miles until a left hand turn leads onto Cambria Avenue. Proceed the length of Cambria Avenue and carry straight onto Beech Drive where the property will be located on the left, identified by a Halls "For Sale" board.

W3W

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SERVICES

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

TENURE

The property is said to be of Freehold tenure. 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 'B' on the local authority 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.

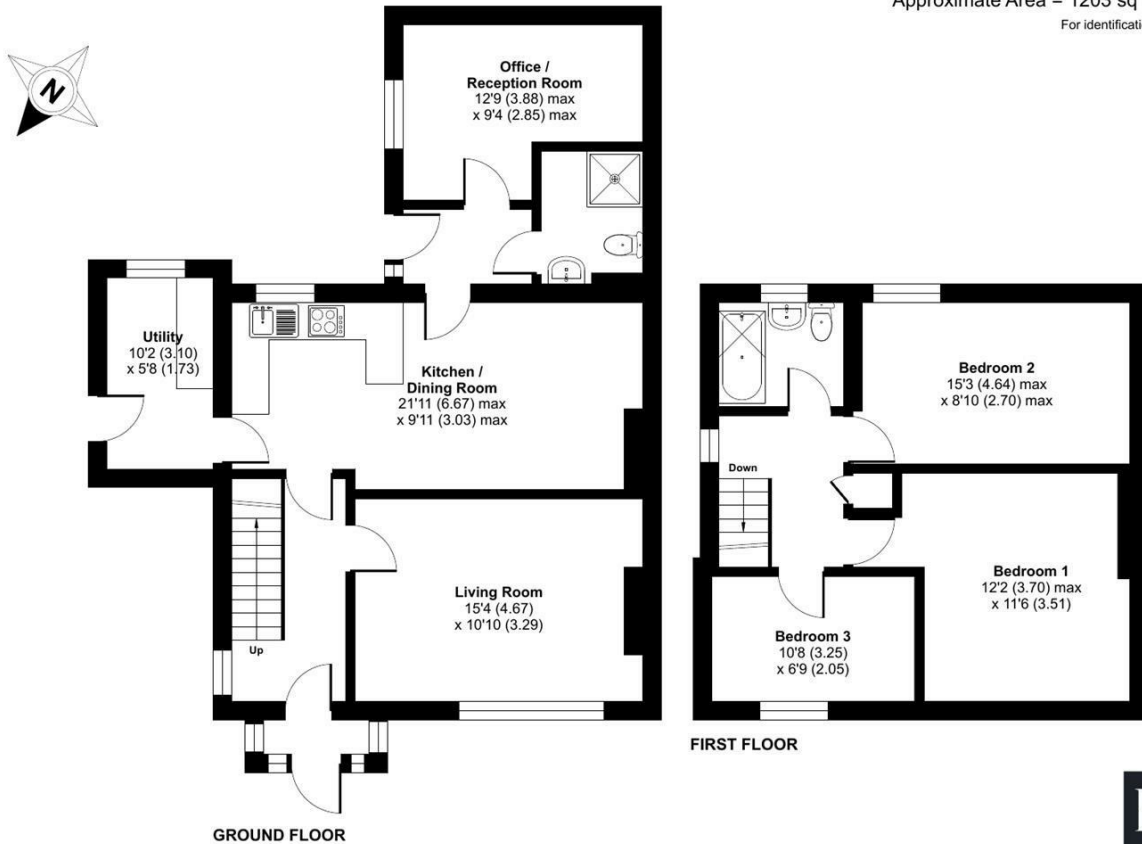
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

FOR SALE

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Approximate Area = 1203 sq ft / 111.7 sq m
For identification only - Not to scale

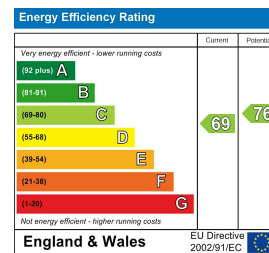


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2chem 2026. Produced for Halls. REF: 1446338

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

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