



FOR SALE

Offers in the region of £299,995

2 Wisteria Way, Ellesmere, Shropshire, SY12 9FF

An impeccably presented three-bedroom detached family home situated on a generous corner plot and boasting stylishly appointed living accommodation alongside attractive gardens with ample driveway parking, enviably located within a modern and well-regarded development on the edge of Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles), Wrexham (12 miles), Chester (25 miles)

(All distances approximate)



- **Modern Family Home**
- **Detached**
- **Elegantly Presented**
- **Corner Plot with Generous Gardens**
- **Driveway Parking**
- **Popular Edge of Town Location**

DESCRIPTION

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

2 Wisteria Way is a thoughtfully designed detached modern family home which has been lovingly maintained and improved by the current vendors and which now provides almost 1,000 sq ft of stylishly appointed and impeccably presented living accommodation arranged across two floors, these comprising, on the ground floor, and Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, and Cloakroom, together with three first-floor Bedrooms (Bedroom One enjoying an En-Suite Shower Room, and a family Bathroom.

The property is enviably positioned within a generous corner plot and enjoys gardens to both the front and rear, with the former of these comprising an area of lawn bordered by floral beds and intersected by a paved walkway, with, to the side, a tarmac driveway with space for multiple vehicles. The rear gardens offer further areas of lawn alongside extended patio areas, ideal for outdoor entertaining.

SITUATION

2 Wisteria Way is situated in a well-regarded modern development position within walking distance to 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 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 17 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 provides principal access via a pitched external porch which opens into an Entrance Hall, where stairs rise to the first floor and a door leads to the left into a welcoming Sitting Room which runs the depth of the property and boasts a bay window onto the front elevation, double-opening patio doors to the rear, and a centrally positioned electric "log-burner" style heater situated against a backdrop of panelled walls.

Turning right from the Entrance Hall, one enters a spacious Kitchen/Dining Room which serves as the heart of the home and an ideal space for social occasions or family meals, with dual aspect windows, planned space for seating/dining, and a modern fitted kitchen comprising a selection of base and wall units with work surfaces over. From the Kitchen, a further door leads into a useful Utility Room with planned space for appliances and a door which exits directly onto the garden. The ground floor accommodation is completed by a Cloakroom positioned beneath the stairs.



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Stairs rise to a first floor landing with window overlooking the rear gardens, and from where doors provide access into three well-proportioned Bedrooms, all of which enjoy recessed storage/wardrobe space and with Bedroom One boasting an adjoining En-Suite Shower Room; Bedrooms Two and Three are served by a family Bathroom containing an attractive white suite.

OUTSIDE

The property is accessed onto a tandem tarmac driveway shielded from the road by an established laurel hedge, with space for multiple vehicles.

2 Wisteria Way's corner positioning affords it more external space than might be anticipated for a property of this nature with attractive and well kept gardens situated to both the front and rear. To the fore are areas of lawn separated by an paved walkway leading to the front door and bordered by established floral beds; the rear gardens have been carefully cultivated to provide a wonderful accompaniment to the home, with an expanse of lawn bordered by raised beds and a paved patio area, the latter providing an ideal spot for sitting out or al fresco dining.

THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Hall:

Sitting Room; 5.61m x 3.15m (max)

Kitchen/Dining Room: 5.33m x 2.61m

Utility Room: 2.36m x 2.02m (max)

Cloakroom:

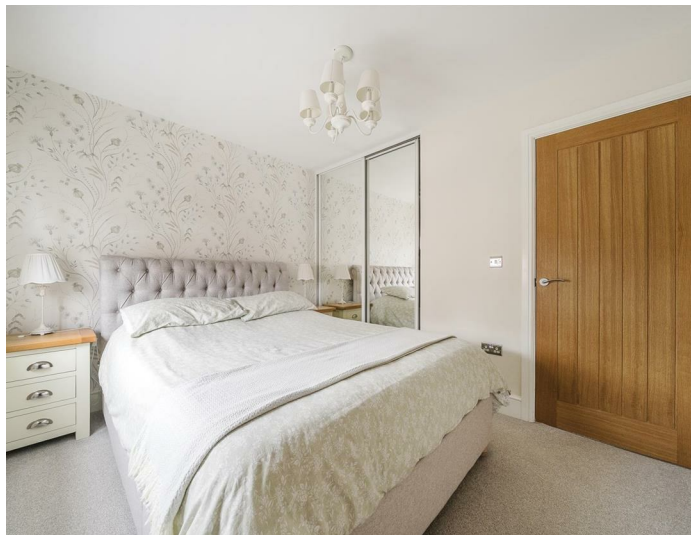
Bedroom One: 3.22m x 2.77m

En-Suite:

Bedroom Two: 3.56m x 2.60m (max)

Bedroom Three: 2.94m x 2.67m

Family Bathroom:



DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins and, after around 0.5 miles, a left hand turn leads onto The Hawthorns. Proceed along the Hawthorns where the third left leads onto Wisteria Way, with number 2 positioned on the corner and identified by a Halls "For Sale" board.

W3W

///genius.cracking.muscular

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in band 'D' on the Shropshire Council 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.

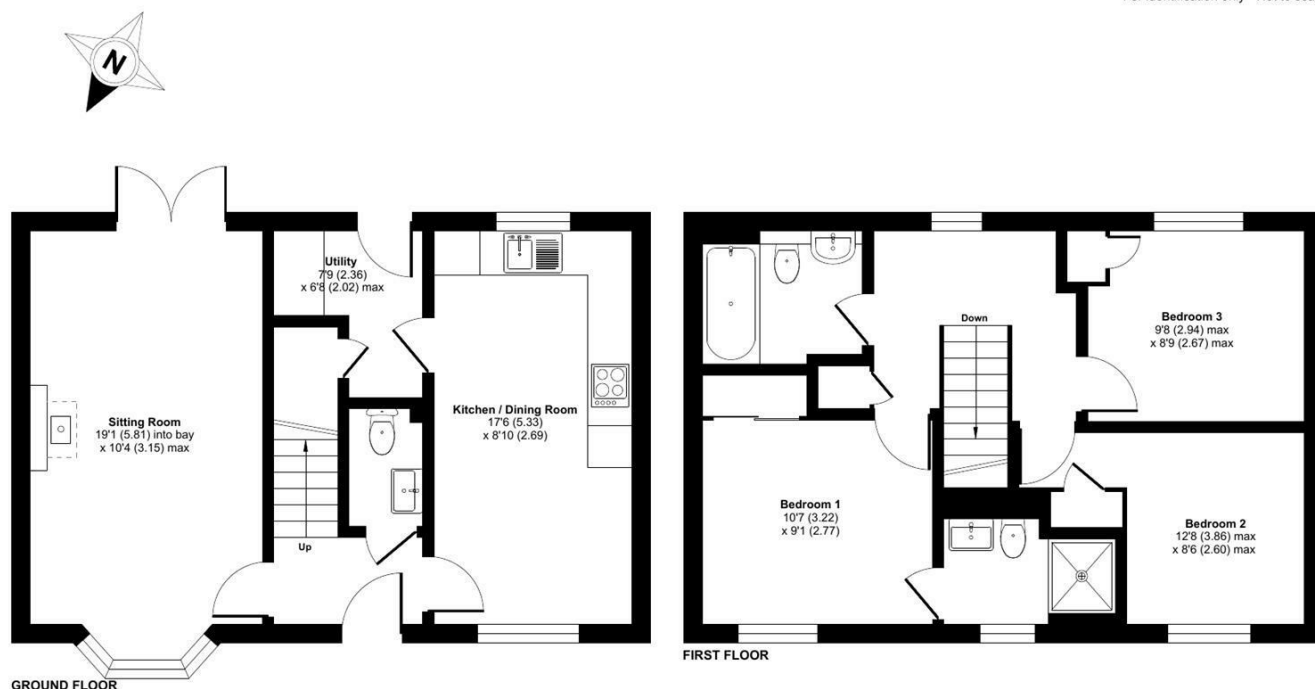
VIEWINGS

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

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Approximate Area = 943 sq ft / 87.6 sq m
For identification only - Not to scale



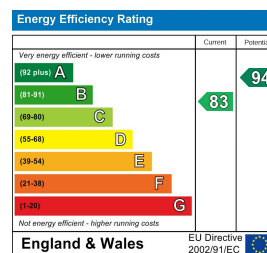
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1340441



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



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Ellesmere Sales

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