

**FOR SALE**

Offers in the region of £260,000

8 Windlass Drive, Ellesmere, SY12 0FP

An extended and much improved three-bedroom semi-detached family home boasting over 1,000 sq ft of flexibly arranged living accommodation, alongside ample driveway parking and easily maintained rear gardens, enviably situated in a cul-de-sac setting within a popular development in Ellesmere.



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

All distances approximate.



- Extended and Improved
- Master with En-Suite
- Converted Garage
- Driveway Parking
- Popular Development
- Cul-De-Sac Setting

DESCRIPTION

Halls are delighted with instructions to offer 8 Windlass Drive in Ellesmere for sale by private treaty.

8 Windlass Drive is an extended and much improved three-bedroom family home which now boasts over 1,000 sq ft of thoughtfully arranged living accommodation situated across two floors, with the ground floor comprising two versatile reception rooms, a cloakroom, and a spacious kitchen/diner, together with, to the first floor, three bedrooms, one of which enjoys an en-suite, and a family bathroom.

Externally, the property is complemented by both front and rear gardens, with the former of these featuring a block paved driveway with space for a number of vehicles. To the rear are gardens which have been designed with ease of maintenance in mind and which presently comprise a paved patio area and tiered levels of artificial lawn.

SITUATION

8 Windlass Drive occupies a pleasant "tucked away" position close to open green space 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.

SCHOOLING

Situated within a convenient proximity are a number of well-regarded state and private schools, including Ellesmere Primary School, Lakelands Academy, The Maelor School, The Madras Aided School, Criftins Primary School, Ellesmere College, Shrewsbury School, 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 until it culminates in a left hand turn onto Windlass Drive and, after turning left, a further left leads into a quiet cul-de-sac where number is 8 is identified by a Halls "For Sale" board.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



W3W

///strut.grief.filled

THE PROPERTY

The property is principally accessed via a covered external Porch which opens into a compact Reception Hall with space for coats and boots following walks around the town and the countryside beyond. From the Hall, a door opens into the former Garage which has been carefully converted into a further and particularly versatile Family Room with scope for a variety of usages, be that as a Study, a dedicated Dining Room, or guest Bedroom.

From the Family Room, a door opens into an inner Hallway, from where stairs rise to the first floor with a recessed Cloakroom below; with a further opening into a welcoming Living Room, this boasting a window onto the front elevation and ample space for seating.

Also accessed from the Hallway is a spacious Kitchen/Dining Room which spans the entire width of the property and serves as the heart of this particularly family-friendly home, with a modern fitted kitchen accompanied by a planned space for seating or dining positioned before patio doors which exit directly onto the gardens. Usefully, the kitchen is also served by a recessed pantry.

Stairs rise from the Inner Hallway to a first floor landing with recessed storage cupboard and doors which allow access into three comfortably sized Bedrooms, with the Master benefitting from an adjoining En-Suite which contains an attractive white suite. The first floor accommodation is completed by a modern family Bathroom.

OUTSIDE

The property is approached over a brick-paved/tarmac driveway with space for a number of vehicles and served by an EV charger, from where a paved walkway leads through to the rear.

The rear gardens have been designed with ease of maintenance in mind. French doors open out from the Kitchen/Dining Room onto a paved patio area, allowing for an easy transition between the internal and external elements of the home. The patio leads onto to tiered sections of artificial lawn which further features a garden storage shed.

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 B on the local authority register.

SERVICES

The property is understood to benefit from mains water, drainage, electric, and gas.

VIEWINGS

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

FOR SALE

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Approximate Area = 1010 sq ft / 93.7 sq m

For identification only - Not to scale

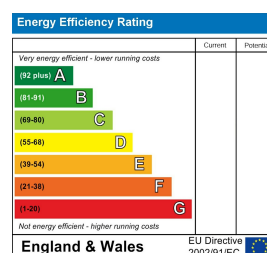


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1260898

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

E: ellesmere@halls.gb.com



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