



FOR SALE

Offers in the region of £155,000

30 Swanmere Court, Swan Hill, Ellesmere, SY12 0LW

A much improved and stylishly presented one-bedroom end of terrace property providing thoughtfully arranged living accommodation alongside attractive gardens and dedicated parking, enviably positioned within a generous corner plot in a popular close to the heart of Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles), Chester (25 miles).

(All distances approximate)



- One Bedroom End of Terrace
- Open-Plan Ground Floor
- Corner Plot
- Attractive Gardens
- Parking
- No Onward Chain

## DESCRIPTION

Halls are delighted with instructions to offer 30 Swan Hill for sale by private treaty and with the benefit of no onward chain.

30 Swan Hill is a much improved one-bedroom end of terrace home which has been stylishly modernised to now provides over 500 sq ft of thoughtfully designed living accommodation arranged across two floor. The ground floor comprises a wonderfully open plan living space comprising Kitchen, Dining, and Living area and Conservatory, with, to the first floor, a double Bedroom with En-Suite Bathroom and recessed wardrobe.

The property is positioned within a generous corner plot and is complemented by well maintained gardens To the front is a paved walkway leading to the front door, this flanked to either side by gravelled beds interspersed with shrubs and flower, with, to the rear, a space designed with ease of maintenance in mind and presently featuring a predominantly paved area bordered by established floral and herbaceous beds and a useful wooden summerhouse.

The property enjoys two allocated parking spaces situated within the rear courtyard.

## SITUATION

The property is conveniently positioned in a popular residential location within walking distance to Ellesmere's many amenities, which include Schools, Supermarket, Medical Facilities, Public Houses, and an array of independent Shops, as well as being particularly well situated for access to The Mere and the local canal network, both of which provide splendid country walking. The larger towns of Oswestry and Whitchurch lie within easy reach and offer a more comprehensive range of facilities, with the county centres of Wrexham and Shrewsbury positioned to the north and south respectively, these enjoying a further range of facilities, including cultural and artistic 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 Moreton Hall.

## THE PROPERTY

The property is principally accessed via a covered external porch which opens into a wonderfully open-plan ground floor living space, with a Kitchen area positioned immediately to the right which features a modern fitted kitchen alongside planned space for appliances. The remainder of the room allows for flexible living with ample space for seating and dining areas joined by sliding doors which allow access into a Conservatory.

Stairs rise from the ground floor, with integrated storage cupboard beneath, to a first floor Bedroom situated beneath a large Velux window and accompanied by a useful recessed wardrobe/storage cupboard. The living accommodation is completed by an En-Suite bathroom which joins the Bedroom and features a walk-in bath, low-flush WC, and hand basin.

## OUTSIDE

The property is approached onto an attractively maintained easy-care front garden featuring a paved pathway flanked to either side by gravelled beds interspersed by shrubs and flowers.



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



The rear gardens have, again, been designed with ease of maintenance in mind and are attractively presented with a paved area bordered by established floral and herbaceous beds, alongside a timber garden storage shed.

The property is further complemented by two allocated parking spaces, positioned within the courtyard to the rear of the property.

**THE ACCOMMODATION COMPRISES**

- Ground Floor -  
Living/Dining/Kitchen area: 6.35m x 3.79m  
Conservatory: 3.06m x 2.43m

- First Floor -  
Bedroom: 4.52m x 3.78m (max)  
En-Suite:

**W3W**  
///squeaking.grounding.essays

**DIRECTIONS**

From our Ellesmere office, proceed north along Cross Street and, when reaching a roundabout, take the third exit, turning left shortly after onto Swan Hill. Continue for around 0.1 miles, the property will be situated on the right, identified by a Halls "For Sale" board.

**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 and vacant possession will be granted upon completion.

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

The property is shown as being within council tax band A 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.

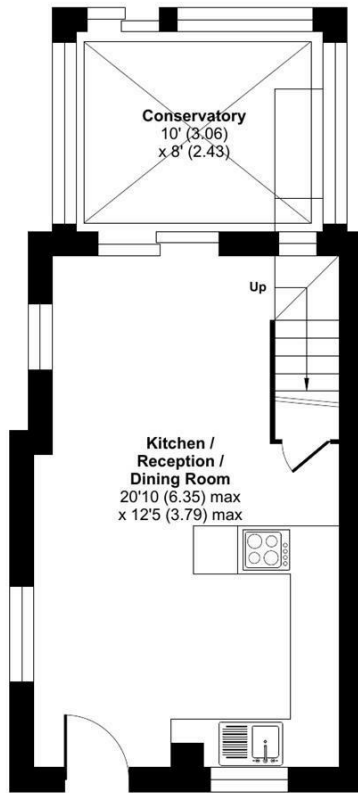
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**VIEWINGS**

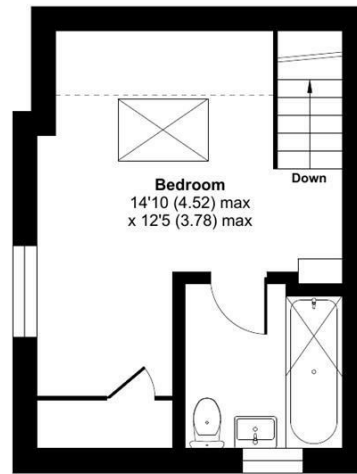
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

30 Swanmere Court, Swan Hill, Ellesmere, SY12 0LW



GROUND FLOOR



FIRST FLOOR

Approximate Area = 529 sq ft / 49.1 sq m  
Limited Use Area(s) = 23 sq ft / 2.1 sq m  
Total = 552 sq ft / 51.2 sq m  
For identification only - Not to scale

Denotes restricted head height

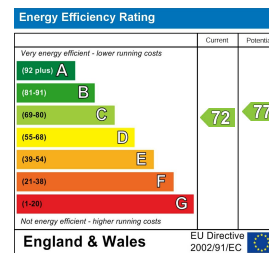


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1485477

**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

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