



4 DAVID PHILLIPS CLOSE

| ELLESMERE | | SY12 0BF



A well proportioned two-bedroom semi-detached bungalow offering excellent scope for modernisation, alongside ample gardens and driveway parking; enviably situated within a select cul-de-sac of homes within walking distance of Ellesmere town centre.

Offers in the region of £120,000



- Bungalow
- Almost 700 sq ft
- Requiring Modernisation
- Parking and Gardens
- Cul-De-Sac Setting
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 4 David Phillips Close in Ellesmere for sale by private treaty and with the benefit of no onward chain.

4 David Philips Close is a deceptively spacious two-bedroom semi-detached bungalow occupying a pleasant position within an established cul-de-sac. The property offers well-proportioned accommodation extending to approximately 698 sq ft and, whilst requiring a scheme of modernisation and improvement, provides an excellent opportunity for a purchaser to create a comfortable home to their own specification.

Externally, the property benefits from driveway parking to the front together with an enclosed rear garden of manageable proportions, which again offers excellent potential for improvement and landscaping opportunities.



SITUATION

The property is pleasantly situated within David Philips Close, an established residential cul-de-sac within walking distance of Ellesmere town centre. The town provides a good range of everyday amenities including independent shops, supermarkets, cafés, public houses, medical facilities and recreational opportunities, together with attractive walks around The Mere.

The larger centres of Oswestry, Shrewsbury and Whitchurch are all accessible by road, providing a wider range of shopping, leisure and transport facilities.

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, Criftons Primary School, Ellesmere College, Shrewsbury School, Adcote School for Girls, and Moreton Hall.

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 Trimley Street (signposted St.Martins); continue for approximately 0.2 miles until a left hand turn leads onto Cambria Avenue. Around halfway down Cambria Avenue, a left hand turn leads onto David Philips Close where number 4 is positioned on the right and identified by a Halls "For Sale" board.

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THE PROPERTY

The accommodation is arranged entirely over the ground floor and is centred around a useful entrance hallway. The principal living room is particularly well proportioned, extending to over 5m in length, with access through to a conservatory overlooking and opening onto the rear garden.

The kitchen is positioned to the front of the bungalow and is fitted with a range of base units and work surfaces, whilst offering clear scope for updating. There are two bedrooms, the larger positioned to the rear, together with a bathroom currently arranged with a walk-in shower area, wash basin and WC.

The bungalow has been maintained in generally serviceable order but would now benefit from comprehensive cosmetic updating and selected modernisation, allowing an incoming purchaser to improve the accommodation to suit their individual requirements.

OUTSIDE

The property is approached from David Philips Close onto a private driveway providing useful off-road parking, with a small area of front garden alongside and a covered entrance leading into the bungalow.

To the rear is an enclosed garden arranged principally with paved patio areas and lawn, together with established shrubs and planting. The conservatory opens directly onto the garden, creating a useful connection between the internal accommodation and outside space. The garden presently requires some attention but offers considerable scope for improvement and landscaping.



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.

AML - ANTI MONEY LAUNDERING

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.

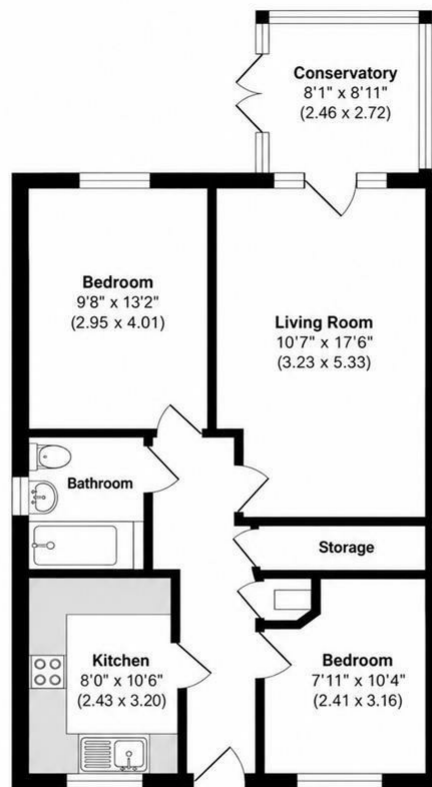
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

VIEWINGS

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



Approximate Total Floor Area
64.9 sq m / 698 sq ft
For identification only - Not to scale



GROUND FLOOR

This floor plan is for identification purposes only and is not to scale.
All measurements are approximate and should not be relied upon.
Floor plans are produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Halls. REF: 1368026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



ELLESMERE SALES

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

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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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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 cost of services provided to you.

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