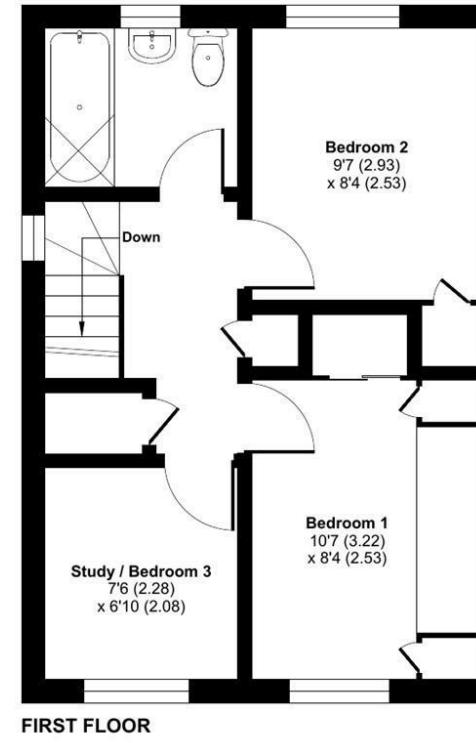
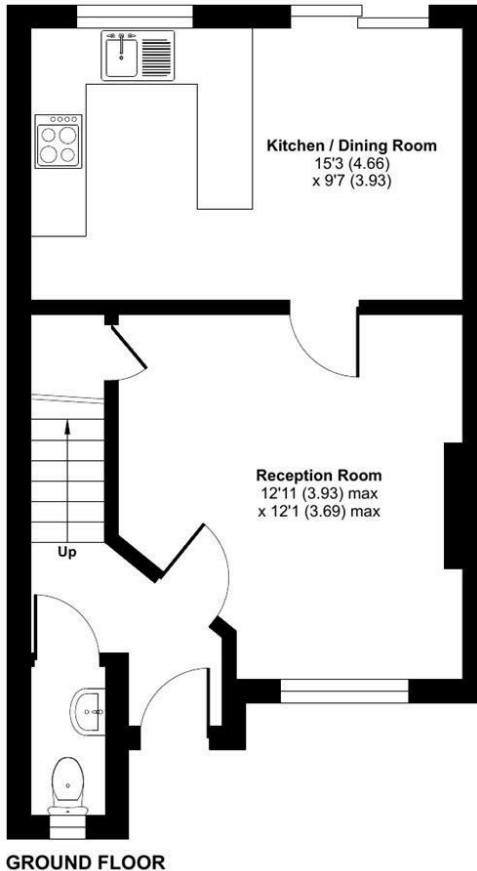


FOR SALE

18 Kingfisher Walk, Ellesmere, SY12 9PY

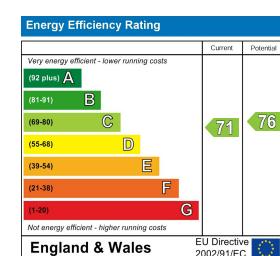


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1355588

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 Rating



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



Regulated by RICS
OnTheMarket.com



APPROVED CODE
TRADINGSTANDARDS.UK

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only [photographs are taken with a wide angled / zoom lenses] and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Offers in the region of £184,995

18 Kingfisher Walk, Ellesmere, SY12 9PY

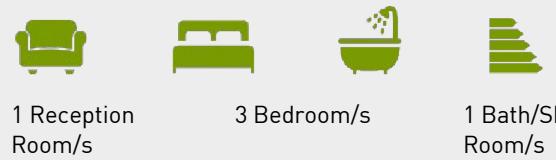


hallsgb.com

01691 622602

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

All distances approximate.



- Scope for Modernisation
- Gardens
- Off-Street Parking
- No Onward Chain
- Popular Development
- Edge of Town Location

DESCRIPTION

Halls are delighted with instructions to offer 18 Kingfisher for sale by private treaty and with the benefit of no onward chain.

18 Kingfisher Way is a well designed three-bedroom end of terrace family home which provides around 720 sq ft of thoughtfully arranged living accommodation positioned across two floors, these now offering scope for modernisation and at present comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen/Dining Room, and Cloakroom, together with, to the first floor, three Bedrooms and a Family Bathroom.

The property is enviably positioned within a generous corner plot with ample off-street parking to the fore and secure gardens to the gardens to the rear, the latter of these currently featuring an expanse of lawn retained accompanied by a number of decked seating areas and a timber garden storage shed.

SITUATION

18 Kingfisher Walk occupies a desirable edge of town position within walking distance of Ellesmere's many amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within an 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.

W3W

//emails.advising.documents

DIRECTIONS

From our Ellesmere office, proceed north along Scotland Street and, when reaching a roundabout, take the second exit onto Grange Road. Continue for around 0.2 miles when a right hand turn leads into Teal Drive and, shortly after, when the road forks, take the right hand road onto Kingfisher Walk, where the property is positioned at the culmination and identified by a Halls "For Sale" board.

THE PROPERTY

The property provides principal access to the front via a covered external Porch which opens into an Entrance Hall, with stairs rising to the first floor and from where a door opens into a useful ground floor Cloakroom with low-flush WC and hand basin, and with a further door opening into a well proportioned Living Room which features a window overlooking the front elevation, a centrally positioned marble-effect hearth and surround with space for the installation of a fire/heater, and a recessed storage cupboard beneath the stairs.

From the Living Room, a door allows access into an open-plan Kitchen/Dining Room, this running the full width of the property and serving as a particularly sociable space, whilst at present comprising a fitted kitchen to include a selection of base and wall units, alongside a planned space for seating/dining situated before patio doors which exit directly onto the gardens.

Stairs rise from the Entrance Hall to a first floor landing with two recessed storage cupboards, from where doors open into three comfortably sized Bedrooms, two of which benefit integrated storage cupboards; all served by a Family Bathroom which features partly-tiled walls accompanied by a fitted suite, this comprising a panelled bath, low-flush WC, and pedestal hand basin.

OUTSIDE

The property is approached over a compact front garden so designed with ease of maintenance in mind, with gravelled areas interspersed by mature plants and allocated parking spaces in front.

The rear gardens are larger than might be anticipated for a property of this style and presently provide an area of lawn bordered by a mature herbaceous bed, this alongside a number of raised decked areas ideal for outdoor dining and entertaining; with a gate positioned to allow secondary access from the rear.

THE ACCOMMODATION COMPRISES

- Ground Floor -
 - Entrance Hall:
 - Living Room: 3.93m x 3.69m
 - Kitchen/Dining Room: 4.66m x 3.93m
- First Floor -
 - Bedroom One: 3.22m x 2.53m
 - Bedroom Two: 2.93m x 2.53m
 - Bedroom Three: 2.28m x 2.08m
- Family Bathroom:

SERVICES

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

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.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

VIEWINGS

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