



86 Berwyn View, Ellesmere, Shropshire, SY12 0DU

A much improved mature three/four-bedroom semi-detached family home boasting just under 1,000 sq ft of flexibly arranged living accommodation, ample parking, and easily maintained gardens, enviably positioned on the perimeter of a popular development within Ellesmere.



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

All distances approximate.



- Much Improved
- Flexibly Arranged Accommodation
- Partially Converted Garage
- Front and Rear Gardens
- Driveway Parking
- Edge of a Popular Development

DESCRIPTION

Halls are delighted with instructions to offer 86 Berwyn View for sale by private treaty.

86 Berwyn View is a mature three/four-bedroom family home which has been subject to a scheme of improvement works and which now boasts almost 1,000 sq ft of well presented and flexibly arranged living accommodation situated across two well proportioned floors.

The property is situated within gardens which extend to both the front and rear, with the former of these comprising driveway parking for a number of vehicles, flanked to one side by an area of lawn and culminating at a partially converted garage. The rear gardens have been designed with ease of maintenance in mind and provide an area of artificial lawn complemented by a number of useful outbuildings.

SITUATION

The property is situated on the perimeter of a particularly popular development of homes ideally located for access to Ellesmere's many amenities, which include Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and a range of independent shops, whilst retaining a convenient proximity to the larger towns of Oswestry and Whitchurch. The country centre of Wrexham and Shrewsbury lie to the north and south respectively and provide a more comprehensive array of facilities of all kinds, 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 provides principal access via a covered external porch which opens into an Entrance Hall, where stairs rise to the first floor and a door opens immediately to the left into a comfortably sized Living Room, this featuring a large window onto the front elevation and ample space for seating. The Entrance Hall culminates at a much improved Kitchen/Breakfast Room which now offers a delightfully open-plan space ideal for entertaining and family moments alike, with a range of fitted units accompanied by planned space for seating and double-opening doors which exit to the rear.

The ground floor accommodation is completed by a versatile Family Room, currently utilised as a fourth Bedroom, which forms part of a partial Garage conversion and provides excellent scope for a variety of onwards usages, with a window overlooking the rear gardens, a door which opens onto the same, and an internal door providing access off the Kitchen.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, from where access is provided into three well proportioned Bedrooms, all served by a Family Bathroom comprising an attractive fitted suite featuring a P-shaped bath, low-flush WC, and hand basin.

OUTSIDE

The property is approached over a tandem concrete driveway with space for a number of vehicles, this flanked to one side by an area of lawn and leading to the unconverted portion of the garage (approx. 2.42m x 2.25m), with a metal up and over front access door opening into a space ideal for storage.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



The rear gardens are a notable feature of the property and enjoy an unobstructed southerly aspect in the direction of a playing field, whilst having been designed with ease of maintenance in mind. At present, the gardens feature an expanse of artificial lawn accompanied by a covered seating area, ideal for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Sitting Room: 4.64m x 3.32m

Kitchen/Dining Room: 5.25m x 2.75m (max)

Family Room: 4.60m x 2.36m

- First Floor -

Bedroom One: 3.95m x 3.35m

Bedroom Two: 3.36m x 2.80m

Bedroom Three: 3.02m x 2.11m

Family Bathroom:

W3W

///flies.hoot.towels

DIRECTIONS

From our Ellesmere office, proceed north along Scotland Street and, when reaching a roundabout, take the first exit onto Willow Street. Continue along Willow street until reaching a mini-roundabout, here take the second exit and, when reaching traffic lights, keep right where, shortly after, a left hand turn leads into Berwyn View. Proceed along Berwyn View and, when reaching a T junction, turn right, where the property will be situated shortly after and identified by a Halls "For Sale" board.

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

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

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.

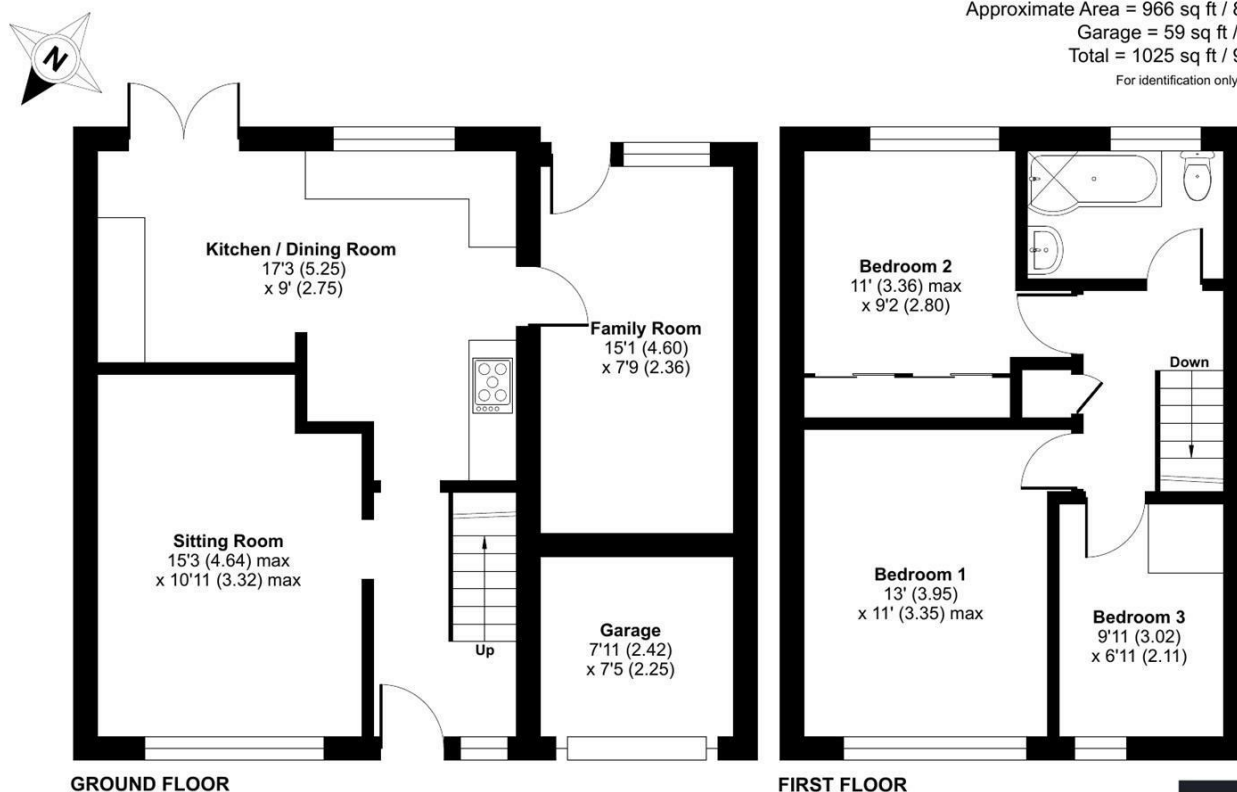
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

VIEWINGS

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

FOR SALE

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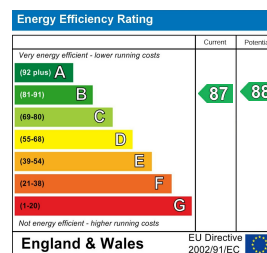
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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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