



FOR SALE

Offers in the region of £229,995

46 Cambria Avenue, Ellesmere, SY12 0BQ

An attractively presented three-bedroom semi-detached family home boasting around 1,000 sq ft of well proportioned living accommodation and generous gardens which feature ample driveway parking; conveniently situated in a particularly popular location within the lakeland town of Ellesmere.



Oswestry (8 miles), Wrexham (12 miles), Whitchurch (13 miles), Shrewsbury (17 miles)

All distances approximate.



- Attractively Presented
- Circa 1,000 sq ft
- Ample Driveway Parking
- Generous Gardens
- Walking Distance to Amenities
- Popular edge of town location

DESCRIPTION

Halls are delighted with instructions to offer 46 Cambria Avenue in Ellesmere for sale by private treaty.

46 Cambria Avenue is a mature family home which has, in recent years, been subject to a scheme of modernisation and improvement works and which now offers around 1,000 sq ft of comfortably proportioned internal accommodation ideally suited to the needs of contemporary family living; with the ground floor enjoying a sociable arrangement of rooms and complemented by three Bedrooms to the first floor.

The property is situated within generous gardens which extend to the front and rear, with the former of these comprising ample driveway parking flanked by easily maintained gravelled beds. To rear are enclosed gardens featuring an elegant elevated seating area positioned immediately beyond the patio doors, this leading on to an expanse of well maintained lawn bordered by a further seating area.

SITUATION

46 Cambria Avenue is situated within a popular development not far from the centre 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

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.

THE PROPERTY

The property is principally accessed via a covered external Porch which opens into an Entrance Hall, from where stairs rise to the first floor and a door leads immediately right into a welcoming Living Room with window onto the front elevation and ample space for seating arranged around a central chimney breast with integrated shelving to one side.

The Entrance Hall culminates at an impressive Kitchen/Dining Room, this spanning the width of the property and comprising a selection of modern fitted units alongside planned space for a seating/dining area, allowing the room to serve as the heart of this particularly family-friendly home. The seating area is positioned before double-opening patio doors which exit onto the garden. To the left of the Kitchen is a useful Utility Room with a secondary access door to the side.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



Stairs rise from the Entrance Hall to a first floor landing featuring a useful storage cupboard, from where doors provide access into three well proportioned Bedrooms, with the Master Bedroom enjoying fitted wardrobes. The bedrooms are served by a family Bathroom comprising a P-shaped bath with an overhead shower, low-flush WC, and hand basin.

OUTSIDE

The property is approached over a concrete driveway situated to the side of the property, this flanked to one side by an attractive gravelled bed interspersed by low-level planting which allows for ease of maintenance.

The rear gardens are larger than might be anticipated for a property of this style and at present feature an expanse of well maintained lawn bordered by a number of attractive seating areas, these representing ideal spaces for outdoor dining and entertaining. Of particular note is an elevated patio area lying immediately beyond the patio doors, which allow for a more seamless transition between the internal and external elements of the home.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Lounge: 4.47m x 3.61m

Kitchen/Dining Room: 6.54m x 3.11m

Utility Room: 2.96m x 1.65m

- First Floor -

Bedroom One: 4.09m x 3.14m

Bedroom Two: 4.49m x 2.63m

Bedroom Three: 3.32m x 2.09m

Family Bathroom:

W3W

///rejoin.ivory.documents

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 Trimpley Street (signposted St.Martins); continue for approximately 0.2 miles until a left hand turn leads onto Cambria Avenue, where, shortly after, the property will be situated on the right and identified by a Halls "For Sale" board.

SERVICES

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

TENURE AND 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.

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.

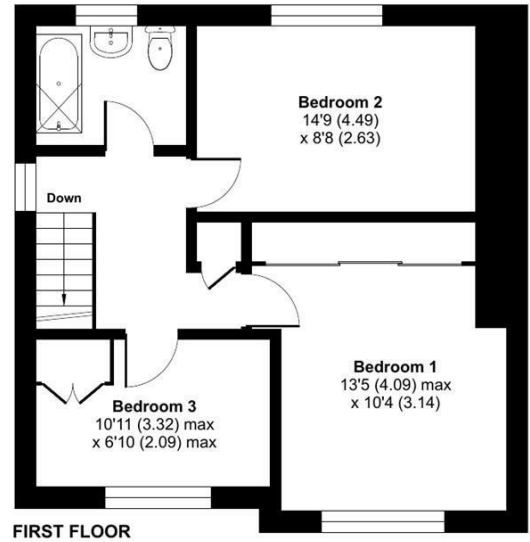
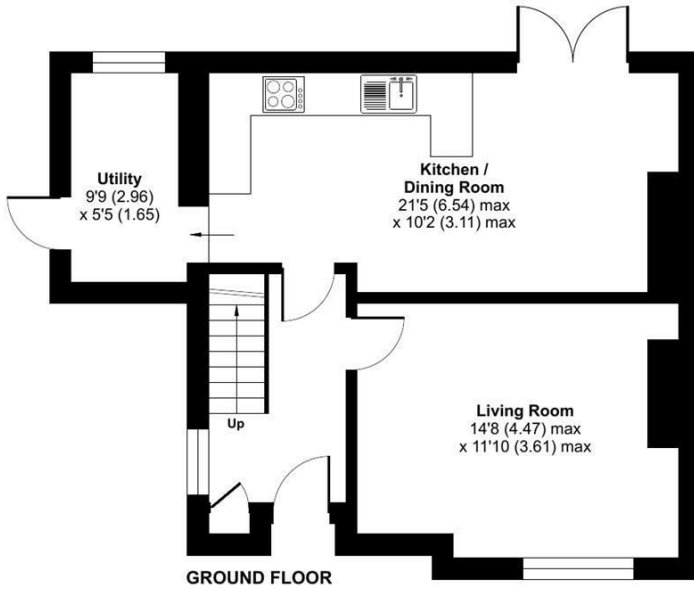
VIEWINGS

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

FOR SALE

46 Cambria Avenue, Ellesmere, SY12 0BQ

Approximate Area = 995 sq ft / 92.4 sq m
For identification only - Not to scale

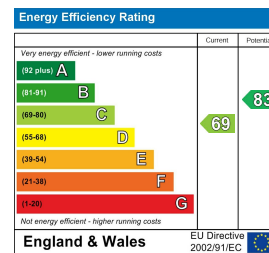


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checom 2026. Produced for Halls. REF: 1473108

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@hallsgb.com



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 of 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.