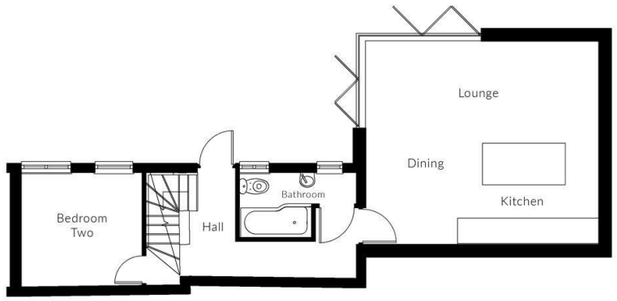
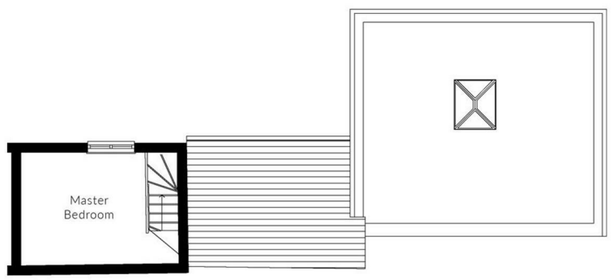
FOR SALE

Orchard Cottage, part of Orchard Close Scotland Street, Ellesmere, SY12 0EG





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.

Halls 1845

01691 622602

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

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FOR SALE

Guide Price £210,000

Orchard Cottage, part of Orchard Close Scotland Street, Ellesmere, SY12 0EG

Orchard Cottage
A beautifully restored traditional town centre cottage modernised with a contemporary twist. Situated within a quiet corner of our sustainably designed Edwardian style residential development. Ideally located in the heart of the historic town of Ellesmere, within a short walking distance of nearby independent shops, doctors surgery, supermarket, post office, public houses, restaurants, parks, excellent public and private schools and great transport links.

Visit www.mereholdings.co.uk

Mere Holdings
Limited

FOR SALE

Oswestry (8 miles) and Shrewsbury (16 miles)
(All distances approximate)

1 Reception Room/s

2 Bedroom/s

1 Bath/Shower Room/s

Orchard Close

- **Fully renovated to a high standard**
- **Modern layout inc. 2 Bedrooms**
- **2 Private Parking Spaces**
- **Large Private Landscaped gardens**
- **Walking distance to town centre**
- **Exclusive location within private managed estate**

DESCRIPTION

Halls are delighted with instructions to offer Orchard Cottage, in Ellesmere, positioned within walking distance of the town's extensive amenities, for sale by private treaty.

Orchard Cottage is a traditional town centre cottage modernised with a contemporary twist situated in the quiet corner adjacent to a sustainably designed new Edwardian style residential development.

Internally, a welcoming reception leads you to a hall, family bathroom, double bedroom and open plan modern living space including lounge/dining room and bespoke designer kitchen with room for a central cooking island. Large contemporary designer corner bi-folding doors.

Your feature staircase leads to a master double bedroom.

Outside, a sun terrace and formal landscaped garden, laid to turf and supplemented by a private drive with room for two cars.

N.B.

Available for reservation immediately with occupation date estimated as Summer 2026.

SITUATION

Orchard Cottage is located just a short walk from the centre of the sought after, North Shropshire town of Ellesmere, which boasts a range of amenities including supermarkets, independent shops, and restaurants, as well as a number of recreational facilities. Ellesmere is also well located for access to the larger local towns of Oswestry, Shrewsbury and Wrexham, all of which offer a more comprehensive level of amenities, within a short drive.

GROUND FLOOR

Lounge / Kitchen / Dining 5.6m x 4.88m
Bedroom Two 2.905m x 2.745m
Bathroom 2.815m x 1.55m o/all

FIRST FLOOR

Master Bedroom 3.835m x 2.745m o/all

Please note: measurements have been provided by the developer and should be treated as approximate measurements only.

OUTSIDE

Outside, there will be a private drive with room for two cars.

GARDENS

The garden will comprise a sun terrace/patio area and area which will be turfed offering the potential for landscaping according to a purchaser's tastes and preferences.

SPECIFICATION

The property is being extended and renovated to a specification set by Mere Holdings Ltd, please see www.mereholdings.co.uk for personalisation options. Mere Holdings Ltd are happy to allow a purchaser the opportunity to have an input into certain aspects of the finish of the property, providing an exchange of contracts has taken place or any alterations/extra works are paid for in full prior to the work being carried out. In the event that completion of the sale does not proceed, any payments made will be non-refundable.

RESERVATION PROCESS

A non refundable reservation fee of £1000.00 (to be held by Mere Holdings Ltd) will be required on an agreement of an offer to reserve the property. The purchaser/s will then be informed once the property is within 8-10 weeks of completion to enable the legal process to commence at which point the vendors solicitors will be instructed to issue the contract documentations. An exchange of contracts will need to take place within 6 weeks of the issue of the draft contract with a completion date to be confirmed. However, should the purchasers not proceed to an exchange of contracts within the required timescale, Mere Holdings Ltd reserve the right to remarket the property and retain the non-refundable reservation fee.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

DISCLAIMER

The images and photographs used in the sale particulars have been artificially produced to show a projection of the finished property or are photographs taken of previous properties constructed by Mere Holdings Ltd. The site layout may be subject to alterations during the construction process which may differ from the plans provided and the elevated projected images within these particulars.

TENURE

The property is said to be of freehold tenure and the vacant possession will be given on completion of the purchase.

MANAGEMENT CHARGE

There will be a small management charge of around TBC per annum to cover the cost of maintenance of any communal areas, such as the access drive etc.

LOCAL AUTHORITY

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.