

**FOR SALE**

Offers in the region of £367,495

32 Hillcrest, Ellesmere, SY12 0LJ

An attractive four-bedroom detached family home boasting well maintained gardens, garage and driveway, and generously proportioned living accommodation, enviably situated on the perimeter of a popular development within Ellesmere.



Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles), Chester (25 miles).

All distances are approximate.



- Family Home
- Two En-Suites
- Single Garage
- Large Driveway
- Walking Distance to The Mere
- Popular Development

DESCRIPTION

Halls are delighted with instructions to offer 32 Hillcrest in Ellesmere for sale by private treaty.

32 Hillcrest is a wonderful four-bedroom family home which has been carefully maintained by the current vendor to provide almost 1,400 sq ft of flexibly arranged living accommodation with scope for light modernisation, whilst comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Conservatory, Utility Room, and Cloakroom, together with four first-floor Bedrooms (two boasting En-Suites) and a family Bathroom.

The property benefits from gardens to both the front and rear, with the former of these comprising a large driveway with space for multiple vehicles which leads on to the integral single garage, with, to the rear, predominantly lawned gardens bordered by a decked patio area, this providing an ideal space for outdoor dining and entertaining.

SITUATION

32 Hillcrest is enviably positioned on the perimeter of a popular development of homes within easy reach of the centre 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, as well as The Mere, the town's crowning jewel, which lies less than five minutes' walk away. The property is within easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities, with the county centre of Shrewsbury lying 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, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

THE PROPERTY

The property provides principal access via an external covered porch which opens into a Reception Hall, with stairs rising to the first floor with storage cupboard beneath, and from where a door leads immediately to the right into a welcoming Living Room with bay-window onto the front elevation, "living-flame" effect gas fire on a raised hearth, and double-opening doors which provide access into a versatile Dining Room, this providing possibilities for use as a Family Room, depending on the preferences of the buyer.

From the Dining Room, patio doors open into a Conservatory with partially exposed brickwork walls and triple-aspect windows providing views across the rear gardens, with the room, again, providing opportunities for a variety of onward usages. Also accessed from the Dining Room, and directly from the Entrance Hall, is a Kitchen/Breakfast Room positioned to the rear of the property, this featuring a selection of base and wall units with works surfaces over, alongside a number of integrated appliances and ample space for a breakfast table, and from where an archway leads into a Utility Room with planned space for white goods and a door which exits directly onto the garden, alongside a door which provides access into the Cloakroom.

Stairs rise from the Entrance Hall to a first floor landing with a recessed storage cupboard, where doors provide access into four well-proportioned Bedrooms (two of which enjoy En-Suites), alongside an attractive family Bathroom containing a low-flush WC, hand basin, and bath.

OUTSIDE

The property is approached over an enlarged tarmac and gravelled driveway which provides ample space for a number of vehicles and leads on to the integral single garage (approx. 5.50m x 2.75m) with metal up and over front access door and pedestrian access door to the side.

To the rear of the property are private gardens which have been well maintained by the current vendor and currently comprise an area of lawn adjoined by a decked patio area, this representing an ideal space for outdoor dining and entertaining, with the lawn bordered by established floral and herbaceous beds on two sides.



2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



THE ACCOMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 4.63m x 3.36m

Dining Room: 2.99m x 2.89m

Kitchen/Breakfast Room: 3.59m x 2.99m

Conservatory: 2.80m x 2.58m

Utility Room: 1.83m x 1.59m

Cloakroom:

- First Floor -

Bedroom One: 5.01m x 2.81m

En-Suite:

Bedroom Two: 4.78m x 3.55m

En-Suite:

Bedroom Three: 3.29m x 2.95m

Bedroom Four: 2.88m x 2.85m

Family Bathroom:

W3W

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DIRECTIONS

From our Ellesmere office, proceed north along Cross Street and, when reaching a roundabout, take the third exit onto Talbot Street, turning left shortly afterwards onto Swan Hill. Continue up Swan Hill where the third road on the left leads onto Hillcrest. Once on Hillcrest, keep right at all turnings and, after around 0.15 miles, the property will be positioned on the right.

SERVICES

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

TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band 'E' on the Shropshire Council 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.

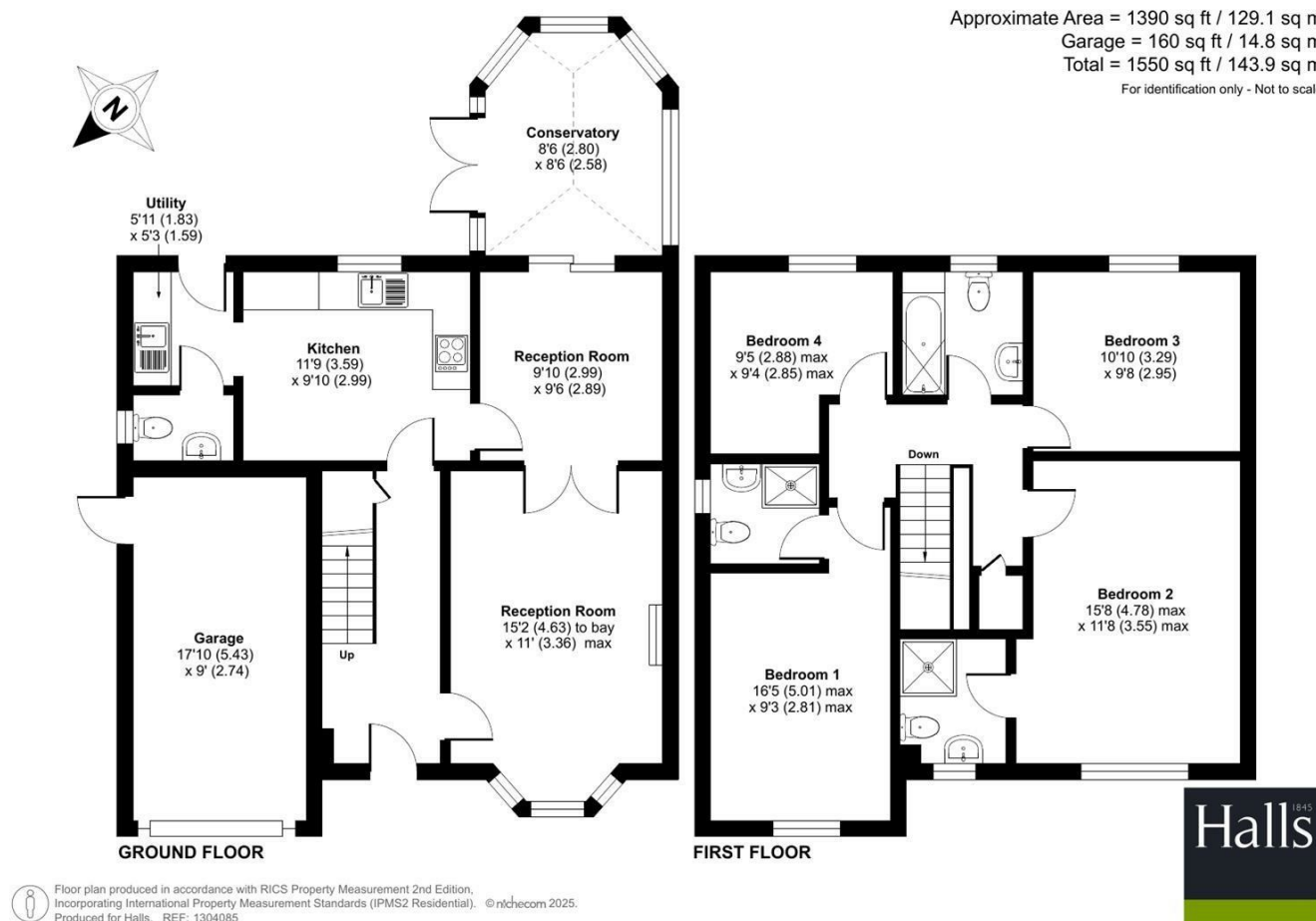
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

VIEWINGS

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

FOR SALE

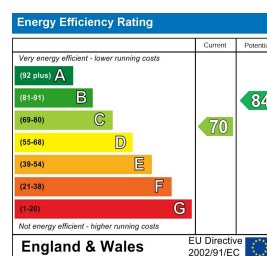
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



01691 622602

Ellesmere Sales

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