Approximate Area = 1386 sq ft / 128.7 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1538 sq ft / 142.8 sq m
For identification only - Not to scale

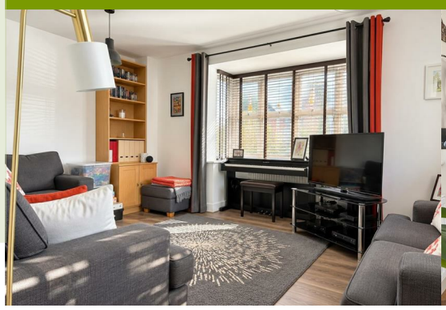


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1373820



17 CANAL WAY

| ELLESMERE | SHROPSHIRE | SY12 0FE





A modern and well proportioned four-bedroom detached family home boasting ample driveway parking, single garage, and attractive gardens, enviably situated within a popular development on the edge of Ellesmere.

£1,500 Per Calendar Month



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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The Property Ombudsman

ELLESMERE LETTINGS
1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW
01691 622602 ellesmerelettings@hallsgb.com
www.hallsgb.com

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.





2 4 2 B

- **Modern Family Home**
- **Circa 1,400 sq ft**
- **Master with En-Suite**
- **Driveway & Garage**
- **Attractive Gardens**
- **Popular Location**

DESCRIPTION

17 Canal Way is a modern four-bedroom detached family home providing well maintained living accommodation which extends, over two generously proportioned floors, to around 1,400 sq ft. The ground floor is accessed via a spacious entrance hall from where doors open into a study, cloakroom, sitting room, and full-width kitchen/dining room.

To the first floor are four comfortably sized bedroom ideally suited to everyday family life, with the master benefitting from an en-suite shower room.

Externally, the property is complemented by a tandem tarmac driveway to the side of the property, this offering space for a number of vehicles and leading to a single garage (approx. 5.36m x 2.63m). The property boasts gardens to both the front and rear, with the latter of these being predominately laid to lawn and bordered by an attractive seating area and well-stocked floral borders.

SITUATION

Canal Way occupies a peaceful location at the head of a quiet cul-de-sac on the perimeter of a popular development of homes on the fringes of Ellesmere. The town boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst retaining a convenient proximity to 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 Moreton Hall.

DIRECTIONS

From our Ellesmere office, head north along Cross Street until reaching a small roundabout, here take the first exit onto Willow street, proceeding until a further mini-roundabout where the second exit is required and leads on to Scotland Street. At the traffic lights, turn left, passing Tesco on your left and, at the culmination of Canal Way, the property is positioned on the left.

W3W

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TERMS

The property will be offered on a APT with longer term tenants preferred.

Pets to be declared prior to viewing.

SERVICES

The property is served by mains water, drainage, electric, and gas.

COUNCIL TAX

The property is shown as being within council tax band E on the local authority register.

LOCAL AUTHORITY

Shropshire Council.

VIEWINGS

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



