

BOWEN

PROPERTY SINCE 1862



Auction Guide Price Excess £135,000

6 Oak Drive, Ellesmere, SY12 0BL

🏠 3 Bedrooms 🚿 1 Bathroom

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General Remarks

For sale by Public Auction on the 18th June 2026 at 2.00pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN. Spacious three-bedroom end terrace house occupying good size corner plot location with off road parking.

: For sale by Public Auction on the 18th June at 2:00pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.

Accommodation

Location: The market town of Ellesmere has a great range of shops, amenities and leisure facilities along with excellent schools. The town has the Shropshire Union Canal on its doorstep along with the picturesque Meres both centrally located and on the borders of the town. The larger towns of Oswestry, Wrexham and Shrewsbury are within easy commuting distance and the nearby village of Gobowen provides a main line train station with connections locally as well as links to Chester and Birmingham and beyond.

Enclosed Entrance Porch with Partly Glazed Entrance Door: 7' 8" x 6' 4" (2.33m x 1.92m) Dual aspect windows.

Entrance Hall: Tile floor, understairs storage cupboard, radiator.

Lounge: 14' 11" x 12' 5" (4.54m x 3.79m) Wood effect flooring, coving to ceiling, coal effect electric fire set on a marble type hearth and inset with timber surround and mantel, radiator.

Living/Dining Room: 21' 7" x 9' 11" (6.59m x 3.03m) Tile flooring. Stone fire surround and hearth, radiator. Patio sliding doors into conservatory.

Conservatory: 14' 4" x 10' 8" (4.37m x 3.24m) Wood effect flooring, centre ceiling light and fan. French doors opening onto the garden.

Kitchen: 12' 0" x 9' 3" (3.66m x 2.83m) Tile floor & spotlights to ceiling, dual aspect window. Range of matching fitted base units with worktop surface above, partly tiled walls. 1.5 stainless steel sink unit and drainer. Built-in 'Hotpoint' double oven, 'Indesit' four ring halogen hob, space for appliances to include washing machine and refrigerator/freezer, radiator. Partly glazed door leading to outside.

Spindle Staircase to First Floor and Landing Area:

Access to roof space, laundry cupboard with shelves.

Bedroom One: 13' 5" x 10' 4" (4.09m x 3.14m) Radiator.

Bedroom Two: 14' 1" x 8' 11" (4.30m x 2.73m) Radiator.

Bedroom Three: 10' 10" x 8' 0" (3.29m x 2.43m) Radiator, built in storage cupboard above stair bulkhead.

Fully Tiled Bathroom: 7' 0" x 5' 7" (2.13m x 1.71m) Spotlights to ceiling. Matching suite comprising panel bath with electric shower and shower screen above, pedestal wash hand basin, low level flush wc, radiator.

Outside: The property enjoys a good size corner plot providing enclosed rear garden with timber garden shed, outside wall tap. The garden area to the side and front is down to bark for ease of maintenance with some shrubs and trees in place. Front and side pedestrian gates. Good size brick paved parking area.

Tenure: We understand the property is freehold with vacant possession upon completion.

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Services: We understand mains electricity, gas, water and drainage are connected.

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.4% including VAT of the sale price subject to a minimum of £3600.00 including VAT. For further details on fees payable please consult the auction legal pack.



6, Oak Drive, Ellesmere, SY12 0BL

Method Of Sale: The property will be offered for sale by public auction at Lion Quays Hotel & Spa, Moreton, Oswestry on Thursday 18th June 2026 with commencing at 2.00pm.

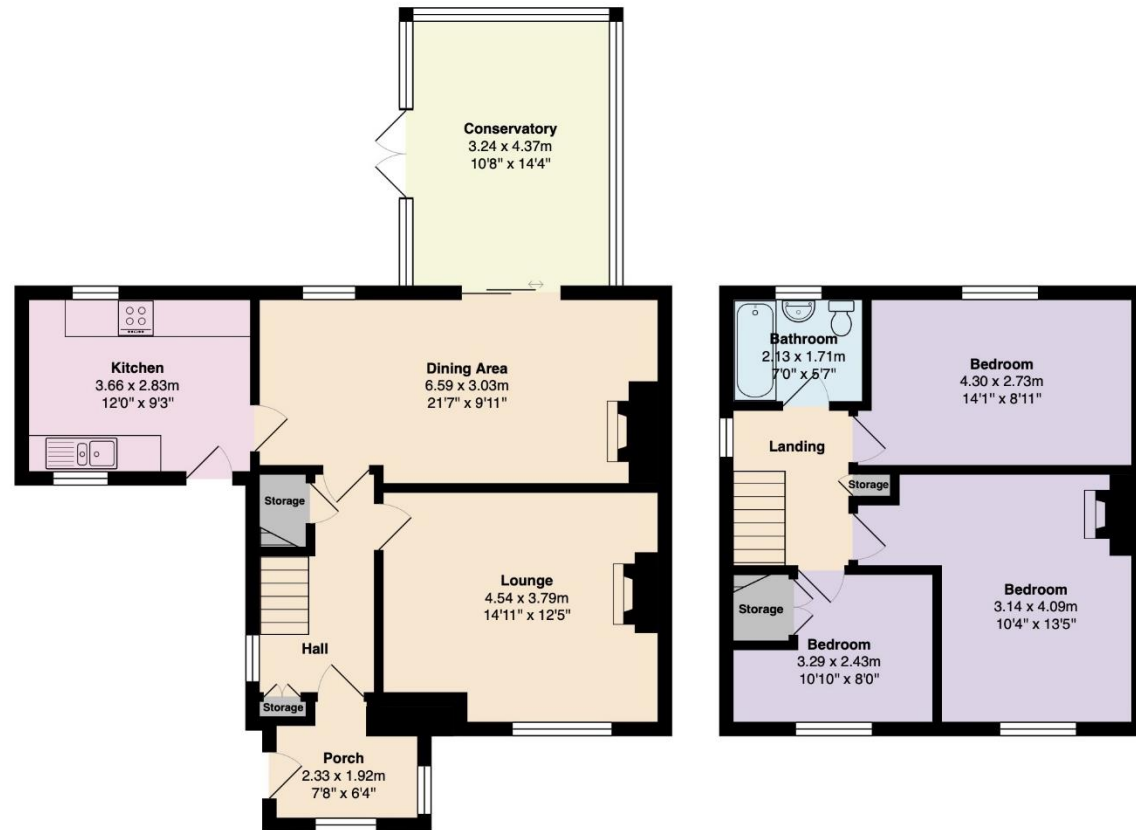
Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reservation Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Directions: From the town centre proceed out of the town along Trimpley Street (B5068) signed posted Dudleston Heath/St Martins. Take the third turning left into Cambria Avenue and then the first right into Oak Drive turn left and the property will be identified on the right handside by the agents for sale board

What3Words///spoils.sheets.decimals:

Solicitor: Nelsons Solicitors, Sterne House, Lodge Lane, Derby, DE1 3WD Tel: 01332 378664 email: kani.shwani@nelsonslaw.co.uk



Total Area: 120.5 m² ... 1297 ft²

All measurements are approximate and for display purposes only