



35 THE HAWTHORNS

| ELLESMERE || SY12 9ER



A recently constructed and thoughtfully-designed four-bedroom semi-detached family home providing over 1,000 sq ft of well presented living accommodation alongside attractive rear gardens and dedicated parking; enviably situated with views over open green space within a modern and popular development.

Offers in the region of £267,495



- Family Home
- Four Bedrooms
- Master with En-Suite
- Attractive Gardens
- 2x Parking Spaces
- Popular Development

DESCRIPTION

Halls are delighted with instructions to offer 35 The Hawthorns in Ellesmere for sale by private treaty.

35 The Hawthorns is a well-designed and deceptively spacious four-bedroom semi-detached family home, offering approximately 1,096 sq ft of accommodation arranged over three floors. The house is attractively presented throughout, with a particularly generous living and dining room, fitted kitchen, principal bedroom with en suite and three further bedrooms.

The property occupies a pleasant position towards the perimeter of this popular modern development, with green space immediately to the fore and views towards open countryside to the side. Outside, there is ample driveway parking together with an enclosed rear garden incorporating a paved terrace and lawn.



SITUATION

The property occupies a particularly pleasant position within this well regarded development, with open green space situated immediately to the fore. The development lies within easy reach of Ellesmere's picturesque town centre and the range of day to day amenities on offer, which include Schools, Supermarket, Public Houses, and a range of independent Stores. The thriving county centre of Shrewsbury lies to the south of provides a more comprehensive range of facilities and attractions.

W3W

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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

Leave our Ellesmere office and proceed north along Scotland Street, taking the first exit at the roundabout onto Willow Street. Continue on Willow Street until a right hand turn leads onto Trimpey Street where, around 0.5 miles later, a left hand turn leads onto The Hawthorns. Follow The Hawthorns for a further 0.4 miles and the property will be positioned on the cul-de-sac to the right.

THE PROPERTY

The accommodation is arranged over three floors and provides a practical and flexible layout well suited to family occupation.



An entrance hall gives access to a useful cloakroom/utility room before continuing through to the principal living accommodation. The spacious living and dining room forms the main reception space, with ample room for both seating and dining areas and bi-fold doors opening directly onto the rear terrace and garden. The adjoining kitchen is fitted with a range of contemporary units and integrated appliances.

On the first floor are two bedrooms, including the principal bedroom with fitted wardrobes and an en suite shower room, together with a family bathroom. Two further bedrooms occupy the second floor, alongside versatile landing space which offers scope for a variety of usages, be that as an office space or further storage.

OUTSIDE

The property benefits from two dedicated parking spaces situated to the front of the property. Positioned immediately beyond the front door is a low-maintenance landscaped area, while the open green space opposite gives the house a particularly pleasant outlook within the development.

The enclosed rear garden has been arranged for straightforward maintenance, with an enlarged paved terrace adjoining the house providing an excellent area for outdoor dining and entertaining. Beyond lies an area of lawn, together with a timber garden storage shed.

SERVICES

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

LOCAL AUTHORITY

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



COUNCIL TAX

The property is listed as a band C on the local authority register.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

AML

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.

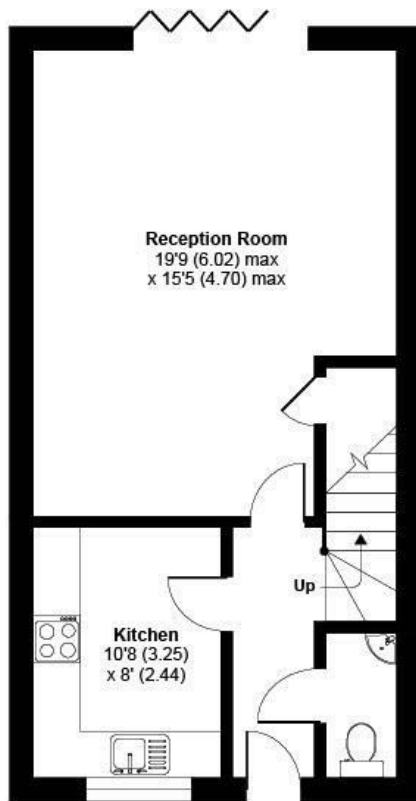
VIEWINGS

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

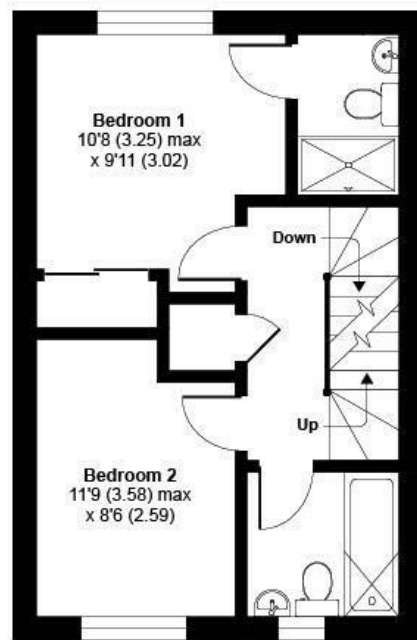
Approximate Area = 1099 sq ft / 102.1 sq m
 Limited Use Area(s) = 60 sq ft / 5.6 sq m
 Total = 1159 sq ft / 107.7 sq m

For identification only - Not to scale

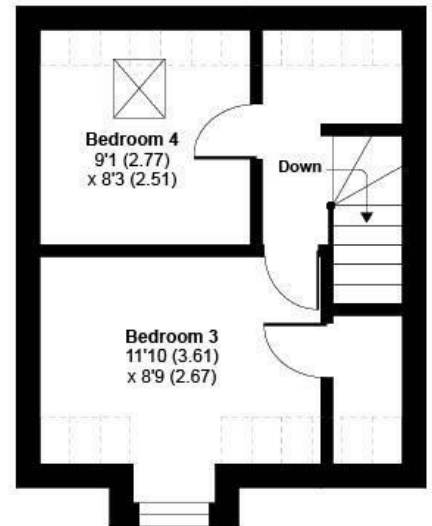
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMIS2 Residential). © nichescom 2026. Produced for Halls. REF: 1511120

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



ELLESMERE SALES

1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW

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www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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