

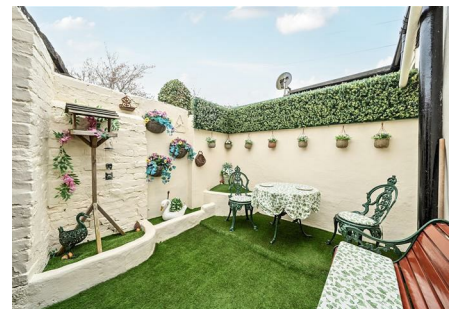


FOR SALE

Offers in the region of £139,995

11 Talbot Street, Ellesmere, SY12 0HG

A particularly charming Grade II listed period town centre cottage boasting sympathetically presented living accommodation which retains a range of character features, alongside an attractive and easily maintained rear courtyard garden, conveniently situated within the heart of Ellesmere.



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

All distances approximate.



- Characterful Property
- Period Cottage
- Grade II Listed
- Sympathetically Presented
- Attractive Courtyard Garden
- Town Centre Location

DESCRIPTION

Halls are delighted with instructions to offer 11 Talbot Street in Ellesmere for sale by private treaty.

11 Talbot Street is a Grade II listed period town centre cottage which has been lovingly maintained by the current vendor, to now provide around 575 sq ft of sympathetically presented and characterful living accommodation arranged across two floor and benefitting from a range of traditional features such as exposed beams and brickwork.

The property is complemented by a rear courtyard garden which has been much improved and which now represents a wonderful and easily maintained accompaniment to the home, with ample space for sitting out.

SITUATION

11 Talbot Street is located close to the heart of the lakeland town of Ellesmere, which boasts a respectable range of amenities for its size, including Schools, Supermarket, Medical Facilities, and a range of independent shops, whilst also being well situated for access to the wider area and, in particular, the larger towns of Oswestry, Whitchurch, with the county centres Shrewsbury and Wrexham; both of which are reachable in less than 30 minutes.

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.

THE PROPERTY

The property is principally accessed via an enclosed, walled front garden from where stairs lead up to a front door which opens into a generously proportioned Reception Room, this providing ample space for seating and dining, and boasting a wonderful array of period features, which include exposed ceiling timbers, dual-aspect windows, and, as a central feature, an exposed brick fireplace housing a "living-flame" gas fire.

The Reception Room gracefully segues through, via an archway, to a Kitchen positioned to the rear of the property. The Kitchen has, in recent years, benefitted from a scheme of modernisation and now provides a range of fitted base and wall units with work surfaces over, alongside a window onto the side elevation and a stable-door which exits directly onto the courtyard garden.

Stairs rise from the Reception Room to a first floor landing with recessed storage cupboard, from where doors provide access into two comfortably sized Bedrooms, these served by a family Bathroom which comprises a fitted suite featuring a panelled bath, low-flush WC, and hand basin, all set against partially-tiled walls.

OUTSIDE

The property is approached via a compact front garden retained within attractive brick walling with traditional coping, from where steps rise to the front door.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



Notably, the property is complemented by a rear courtyard garden which has been systematically improved by the current vendor and which now serves as a charming accompaniment to the home, with an area of artificial lawn retained within painted brick, alongside raised beds and a timber gate which leads to the side of the property. To the rear of the property is a stone storage shed.

THE ACCOMODATION COMPRISES

Reception Room: 5.14m x 3.80m

Kitchen: 2.86m x 2.49m

Bedroom One: 4.03m x 3.05m

Bedroom Two: 2.68m x 3.30m

Family Bathroom:

W3W

///finders.announced.important

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the third exit onto the A495 and continue for around 0.1 miles, where the property will be situated on the left and identified by a Halls "For Sale" board.

SERVICES

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

CONSERVATION AREA & LISTING

We understand that the property falls within the town's Conservation Area.

We further understand that the property is Gd II listed.

N.B

Whilst no parking is formerly associated with the property, we understand that the current vendor has an arrangement with the neighbouring land owner who, for a small sum per annum, allows vehicles to be parked directly to the side of the property.

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 shown as being within Council Tax band 'A' on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

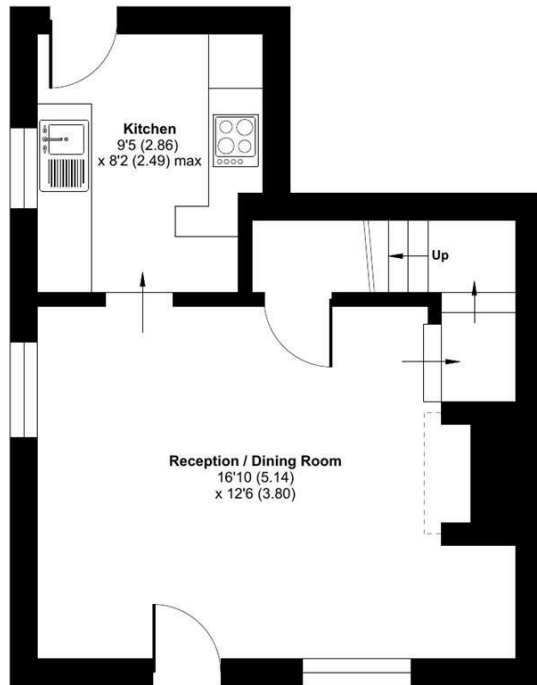
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

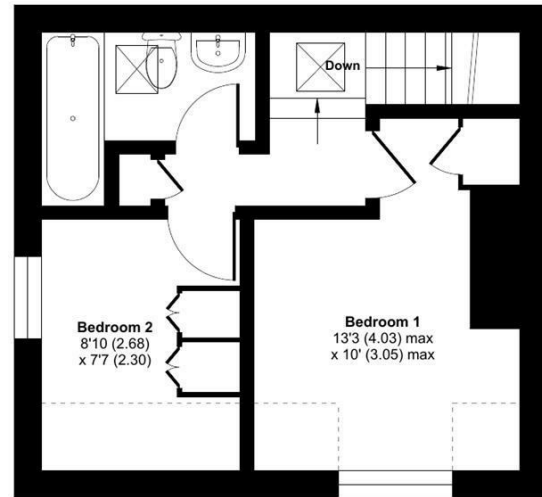
VIEWINGS

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

Approximate Area = 575 sq ft / 53.4 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Total = 607 sq ft / 56.3 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

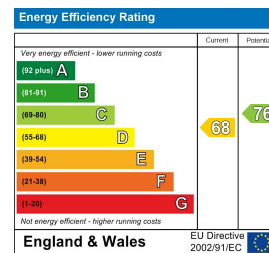


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1432312

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

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

E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.