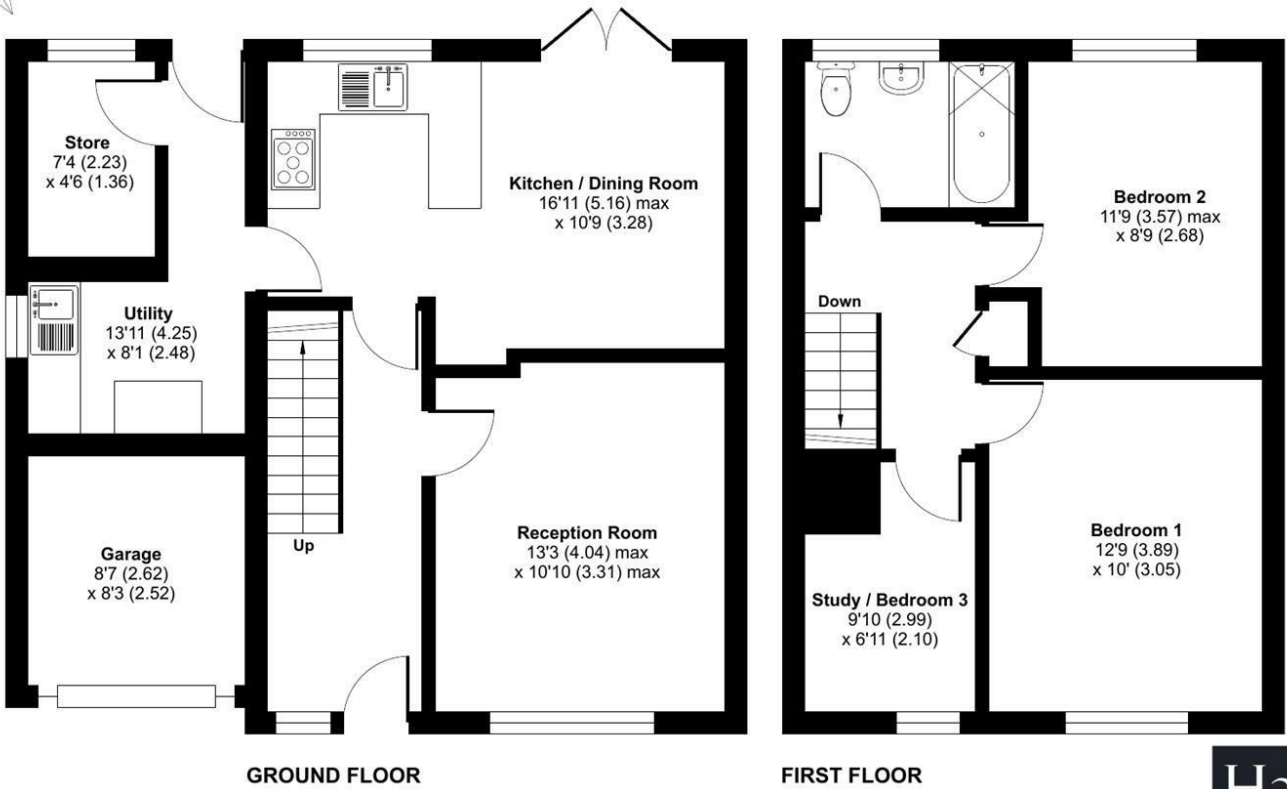


FOR SALE

69 Berwyn View, Ellesmere, SY12 0DW



Approximate Area = 961 sq ft / 89.2 sq m
Garage = 70 sq ft / 6.5 sq m
Total = 1031 sq ft / 95.7 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). © n/a/ecom 2025. Produced for Halls. REF: 1355298



FOR SALE

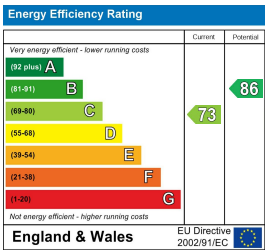
Offers in the region of £185,000

69 Berwyn View, Ellesmere, SY12 0DW

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 Rating



A much improved and very well presented three-bedroom family home boasting stylishly appointed living accommodation, driveway parking, and attractive gardens with far-reaching views, conveniently positioned within a popular development in Ellesmere.



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.

hallsgb.com


Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com


01691 622602

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


All distances approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Much Improved
- Very Well Presented
- Versatile Internal Store
- Driveway and Partially Converted Garage
- Attractive Rear Gardens
- Popular Residential Location

DESCRIPTION

Halls are delighted with instructions to offer 69 Berwyn View for sale by private treaty.

69 Berwyn View is a much improved and now very well presented three-bedroom semi-detached family home which provides around 950 sq ft of well proportioned living accommodation thoughtfully arranged across two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen/Dining Room, and Utility/Store, together with three first floor Bedrooms and a Family Bathroom.

The property is complemented by generous gardens which, to the front, comprise a block-paved driveway, this leading on to a partially converted single garage; to the rear are attractive gardens which offer far-reaching views to the north-east and feature a substantial paved/concrete patio area which leads on to an area of lawn interspersed with floral/herbaceous beds.

SITUATION

The property is situated on the perimeter of a particularly popular development of homes ideally located for access to Ellesmere's many amenities, which include Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and a range of independent shops, whilst retaining a convenient proximity to the larger towns of Oswestry and Whitchurch. The country centre of Wrexham and Shrewsbury lie to the north and south respectively and provide a more comprehensive array of facilities of all kinds, including cultural and artistic 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 Morton Hall.

W3W

///fairway.oaks.following

DIRECTIONS

From our Ellesmere office, proceed north along Scotland Street and, when reaching a roundabout, take the first exit onto Willow Street. Continue along Willow street until reaching a mini-roundabout, here take the second exit and, when reaching traffic lights, keep right where, shortly after, a left hand turn leads into Berwyn View. Proceed along Berwyn View and, when reaching a T junction, turn left, where, after around 200 ft, the property will be located the left, identified by a Halls "For Sale" board.

THE PROPERTY

The property provides principal access from the front via a covered external Porch which opens into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the right into a well proportioned Living Room, this enjoying a large window onto the front elevation and ample space for seating. Also accessed from the Entrance Hall is an open-plan Kitchen/Dining Room which runs the full width of the property and provides a particularly sociable space ideal for entertaining and family time alike, with a modern fitted kitchen comprising a selection of base and wall units complemented by partially metro-tiled walls, alongside planned space for a dining table positioned before double-opening patio doors which exit onto the gardens.

A door from the Kitchen leads into a useful Utility Room which provides space for white goods and a secondary access door from the garden, with a smaller inset internal store offering a particularly versatile space which has previously been utilised as a ground floor shower room (with fixings still available for this use) but which could be adapted to readily serve as study or similar.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, from where doors provide access into three well proportioned Bedrooms, with Bedroom Two enjoying particularly fine views across the town and the countryside beyond; all of which are served by a family Bathroom comprising a modern white suite which features a P shaped bath, low-flush WC, and pedestal hand basin, all complemented by partially aqua-boarded walls.

OUTSIDE

The property is approached over a brick-paved driveway, this flanked to one side by a raised decorative bed and leading on to a partially converted Garage (approx. 2.6m x 2.5) which is currently utilised as a home gym, with metal up-and-over front access door and with power and light laid on.

The rear gardens are a notable feature of the property and offer elevated views across Ellesmere and the countryside which stretches beyond, whilst serving as a lovely accompaniment to the home with a large patio area positioned immediately beyond the rear doors, this representing an ideal space for outdoor dining and entertaining and leading on to an expanse of lawn intersected by a paved walkway with floral edging.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Living Room: 4.04m x 3.31m
Kitchen/Dining Room: 5.16m x 3.28m
Utility/Store: 4.25m x 2.48m (max)

- First Floor -
Bedroom One: 3.89m x 3.05m
Bedroom Two: 3.57m x 2.68m
Bedroom Three: 2.99m x 2.10
Bathroom:

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

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

TENURE & POSSESSION

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

VIEWINGS

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