



FOR SALE

Offers in the region of £299,995

2 Wisteria Way, Ellesmere, SY12 9FF

A beautifully presented three-bedroom detached family home combining around 1,000 sq ft stylish interiors with an excellent enclosed garden and driveway parking; enviably positioned within a popular development on the perimeter of Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles), Wrexham (12 miles), Chester (25 miles)

(All distances approximate)



- Modern Family Home
- Beautifully Presented
- Almost 1,000 sq ft
- Attractive Gardens
- Driveway Parking
- Popular Development of Homes

DESCRIPTION

Hall are delighted with instructions to offer 2 Wisteria Way in Ellesmere for sale by private treaty

A particularly well-presented modern detached home offering thoughtfully arranged three-bedroom accommodation, finished in an attractive contemporary style throughout. The house combines a generous sitting room with feature stove, a well-appointed kitchen and dining room, useful utility and cloakroom, together with three bedrooms, an en-suite shower room and family bathroom.

Outside, the property benefits from driveway parking to the side and an attractive enclosed rear garden, predominantly laid to lawn with a generous paved entertaining terrace, planted borders and useful garden storage.

SITUATION

2 Wisteria Way is situated in a well-regarded modern development position within walking distance to the centre of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within a easy reach of 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 17 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

Leave Ellesmere via the B5068 in the direction of St.Martins and, after around 0.5 miles, a left hand turn leads onto The Hawthorns. Proceed along the Hawthorns where the third left leads onto Wisteria Way, with number 2 positioned on the corner and identified by a Halls "For Sale" board.

THE PROPERTY

The accommodation is approached through a covered entrance into the reception hall, with stairs rising to the first floor and access to the principal ground-floor rooms. The sitting room is particularly well proportioned, extending to approximately 19 ft in length and incorporating a bay window to the front, decorative wall panelling and a stove forming an attractive focal point. French doors open directly onto the rear terrace and garden.



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



The kitchen/dining room is fitted with an extensive range of shaker-style units complemented by work surfaces, tiled splashbacks and integrated appliances, with ample space for a dining table. A separate utility room provides additional storage and appliance space together with external access, whilst a cloakroom completes the ground floor.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. There are two further bedrooms, both of practical proportions, together with a well-appointed family bathroom. The accommodation extends to approximately 943 sq ft (87.6 sq m) in total.

OUTSIDE

To the front is a neatly maintained garden with lawn, established planting and a pathway leading to the covered entrance. A driveway extends along the side of the house providing convenient off-road parking and access into the rear garden.

The rear garden is fully enclosed and has been arranged for relatively easy maintenance, with a good-sized lawn complemented by a broad paved terrace immediately adjoining the house, providing an excellent space for outdoor dining and entertaining. Further planting provides additional interest and screening, whilst a timber garden shed offers useful storage.

W3W

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N.B.

Completion cannot be offered until January 2027

SERVICES

We are advised that the property is served by mains water, drainage, gas, and electric.

TENURE

The property is said to be of freehold tenure

POSSESSION

Vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council,

COUNCIL TAX

The property is in band 'D' on the Shropshire Council Register.

VIEWINGS

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

ANTI-MONEY LAUNDERING

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 £36 (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.

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Approximate Area = 943 sq ft / 87.6 sq m
For identification only - Not to scale



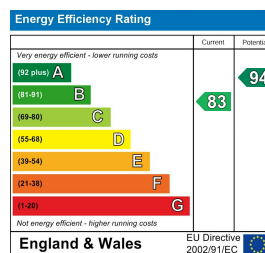
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1340441



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



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Ellesmere Sales

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