

**FOR SALE**

Offers in the region of £420,000

1 Almond Drive, Ellesmere, Shropshire, SY12 9PS

a well-proportioned four-bedroom detached family home with generous living accommodation, attractive gardens extending to approximately 0.15 acres, ample driveway parking and an attached double garage; enviably situated within a popular development on the edge of Ellesmere.



Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (18 miles) and Chester (28 miles).

(All distances approximate).



- **Spacious Family Home**
- **Circa 1,650 sq ft**
- **Master with En-Suite**
- **Gardens ext to approx. 0.15ac**
- **Driveway and Double Garage**
- **Popular Development**

DESCRIPTION

Halls are delighted with instructions to offer 1 Almond Drive in Ellesmere for sale by private treaty.

1 Almond Drive is a well-proportioned detached family home offering an excellent balance of reception and bedroom accommodation. The house provides approximately 1,649 sq ft of living space, with three principal reception areas, a conservatory, four bedrooms and two bathrooms, making it particularly well suited to modern family living.

Outside, the property occupies an attractive plot extending to approximately 0.15 acres, with established gardens providing a pleasant degree of privacy. A generous driveway provides ample off-road parking and gives access to the attached double garage.

SITUATION

The property is pleasantly positioned within an established residential area of Ellesmere, offering convenient access to the town and its wide range of everyday amenities. Ellesmere is an attractive North Shropshire market town centred around the Mere and provides a good selection of independent shops, cafés, public houses, recreational facilities and schooling.

The surrounding countryside provides numerous opportunities for walking and outdoor recreation, whilst the town is well placed for access to the wider centres of Oswestry, Whitchurch and Shrewsbury.

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 to the north along Cross St and take the first exit at the roundabout onto Willow Street. Continue on Willow Street for around 0.2 miles until a right hand turn (signposted St.Martins) lead onto Trimpley Street. Proceed on Trimpley Street for 0.3 miles and turn left onto Cherry Drive. Follow Cherry Drive for a further 0.2 miles and the entrance to Almond Drive will be situated on the right, with number 1 prominently positioned and identified by a Halls "For Sale" board.

THE PROPERTY

An entrance hall provides access to the principal ground-floor accommodation, which includes a particularly well-proportioned sitting room with bay window to the front. A further reception room provides useful flexibility as a family room, snug or home office.

To the rear is a separate dining room with bi-fold doors opening directly into the conservatory, creating an excellent connection with the gardens. The adjoining kitchen is fitted with an extensive range of units together with a substantial central island and French doors opening onto the rear terrace. Beyond is a useful utility room and boot room, with internal access to the garage. A ground-floor cloakroom completes the accommodation on this level.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



The conservatory forms an excellent additional reception space, enjoying extensive glazing and views across the rear garden, with doors providing direct access outside.

On the first floor, the principal bedroom is of particularly generous proportions and benefits from fitted storage together with an en-suite shower room. There are three further bedrooms and a family bathroom, providing comfortable and versatile accommodation for a growing family, alongside a spacious boarded loft accessed via a fitted ladder, ideal for storage of occasional items.

OUTSIDE

The property is approached over a substantial brick-paved driveway providing excellent off-road parking and access to the attached double garage, which offers useful parking, storage and workshop potential; with double-opening gates which enter into the rear garden where further parking space is available.

Gardens extend to approximately 0.15 acres in all. To the front are lawned and planted areas which complement the house, whilst the principal gardens lie to the rear and are predominantly laid to lawn with mature hedging providing enclosure and privacy.

A broad paved terrace immediately adjoining the house provides an attractive space for outdoor seating and entertaining, with further established planting and a mature vine-covered pergola adding interest to the garden.

SERVICES

The property is understood to benefit from mains water, drainage, electric, and gas.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band 'E' on the Shropshire Council Register.

TENURE & POSSESSION

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

W3W

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* 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.

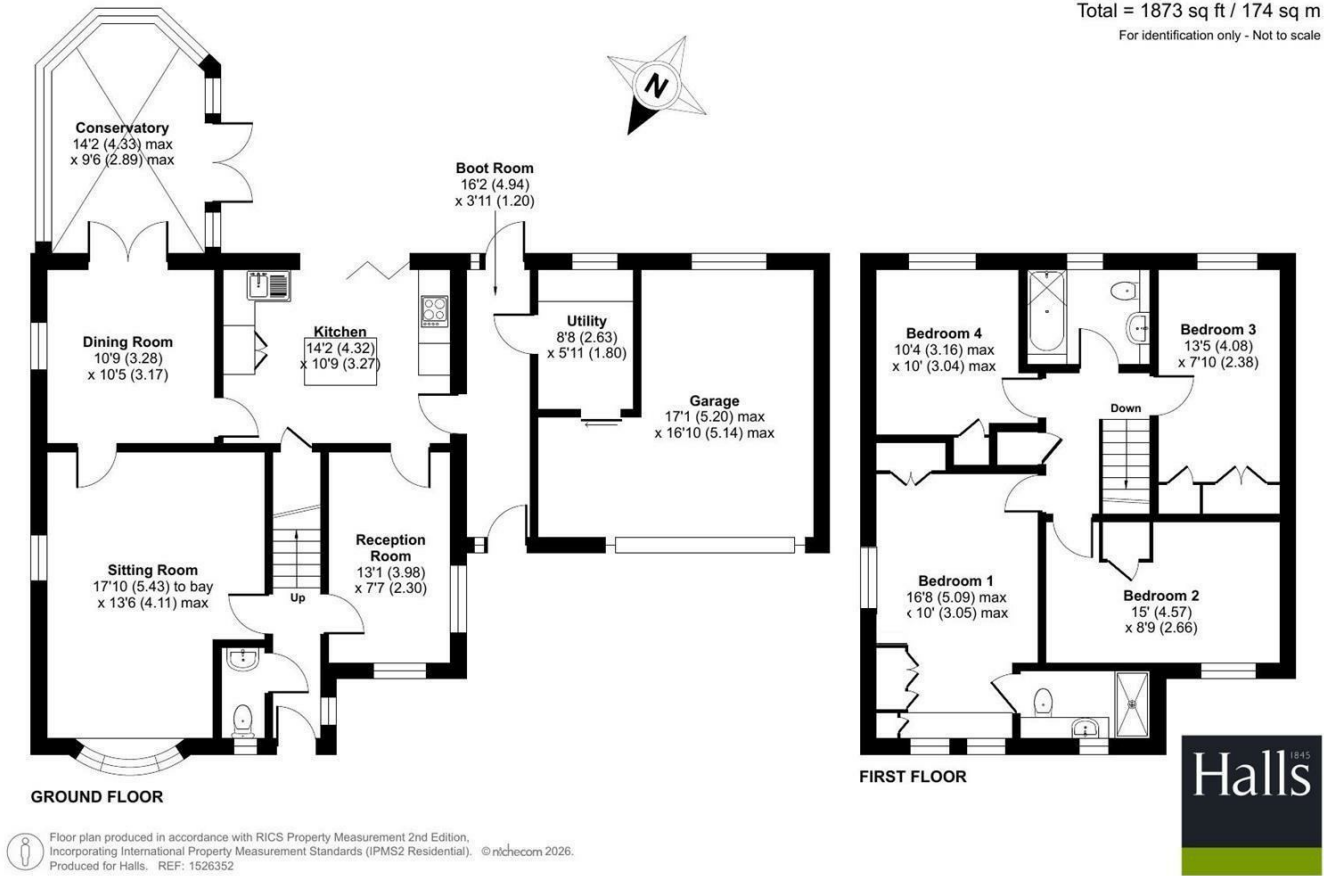
VIEWINGS

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

FOR SALE

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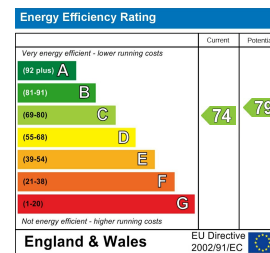
Approximate Area = 1649 sq ft / 153.2 sq m
Garage = 224 sq ft / 20.8 sq m
Total = 1873 sq ft / 174 sq m
For identification only - Not to scale



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

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