



FOR SALE

Offers in the region of £179,995

48 Hill Park, Dudley Heath, Ellesmere, SY12 9LF

A well proportioned three-bedroom semi-detached family home offering excellent potential for modernisation and improvement, whilst benefitting from ample driveway parking, single garage, and front and rear gardens, enviably situated in a quiet cul-de-sac within the popular village of Dudley Heath.



FOR SALE

Ellesmere (2.5 miles), Oswestry (9 miles), Wrexham (11 miles), Shrewsbury (20 miles).

All distances approximate.



- Potential for Modernisation
- Well Proportioned
- Driveway and Garage
- Front and Rear Gardens
- Cul-De-Sac Setting
- Popular Village Location

DESCRIPTION

Halls are delighted to offer 48 Hill Park in Ellesmere for sale by Private Treaty and with the benefit of no onward chain.

48 Hill Park is a well proportioned three-bedroom semi-detached family home which has, over the years, been altered to now provide a particularly social and family friendly ground floor configuration, with the living accommodation extending, in all, to around 820 sq ft, all of which now provides excellent potential for modernisation and improvement.

The property is situated within gardens which extend to the front and rear, with the former of these comprising ample driveway parking for a number of cars and leading on to a single garage. The rear gardens offer further potential for landscaping and improvement whilst, at present, featuring a paved patio area bordered by a gravelled bed.

SITUATION

48 Hill Park, is situated on the edge of the well known North Shropshire village of Dudleston Heath, which has good local amenities for a village of its size to include a parish church, primary school and local bowls/tennis club. Whilst enjoying its location, it is only approximately 2.5 miles from the North Shropshire town of Ellesmere which has an excellent range of local shopping, recreational and educational facilities. The larger centres of Shrewsbury (18.5 miles) and Oswestry (8.5 miles) are both, also, within easy motoring distance, both of which, have a more comprehensive range of amenities of all kinds.

SCHOOLING

Within a comfortable proximity are a number of highly rated state and private schools including Criftins C of E Primary School, Ellesmere Primary School, Ellesmere College, Lakelands Academy, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, and Adcote School for Girls.

DIRECTIONS

From Ellesmere proceed on the B5068 to Dudleston Heath. In the centre of Dudleston Heath turn right in to Hill Park and follow the road round to the left, continuing until the first right hand turn leads into a cul-de-sac, where 48 is positioned on the left.

THE PROPERTY

The property provides principal access via a covered external Porch which opens into an Entrance Hall; from here, stairs rise to the first floor and a door opens immediately to the right into a spacious Living/Dining Room. The Living/Dining Room has, in past years, been opened up to now provide a wonderfully open-plan area ideally suited to families, with a window overlooking the front gardens joined by patio doors which exit directly onto the rear gardens.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



The Entrance Hall culminates at a door which opens into a Kitchen, this featuring a selection of fitted base and wall units, alongside a window which offers views over the rear gardens and a door which provides secondary access via the side of the property.

Stairs rise from the Entrance Hall to a first floor landing where doors allows access into three comfortably sized Bedrooms, these, again, suited to the needs of modern families. The Bedrooms are served by a Bathroom comprising a panelled bath and pedestal hand basing, the positioned next to a separate Cloakroom.

OUTSIDE

The property is approached over a tarmac driveway providing space for a number of vehicles, this flanked to one side by an area of lawn, with the driveway leading on, via the side of the property, to a single garage (approx. 5m x 2.5m) with up and over front access door and window to the rear.

The rear gardens offer further scope for landscaping and improvement whilst, at present, offering a low-maintenance arrangement, with a paved patio area, ideal for outdoor dining and entertaining, bordered by a gravelled area.

THE ACCOMMODATION COMPRISSES

- Ground Floor -

Entrance Hall:

Living/Dining Room: 6.46m x 4.00m

Kitchen: 3.11m x 3.09m

- First Floor -

Bedroom One: 4.04m x 3.62m

Bedroom Two: 4.01m x 2.47m

Bedroom Three: 2.66m x 2.42m

Bathroom:

Cloakroom:

SERVICES

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

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 in Band 'B' on the Shropshire Council 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.

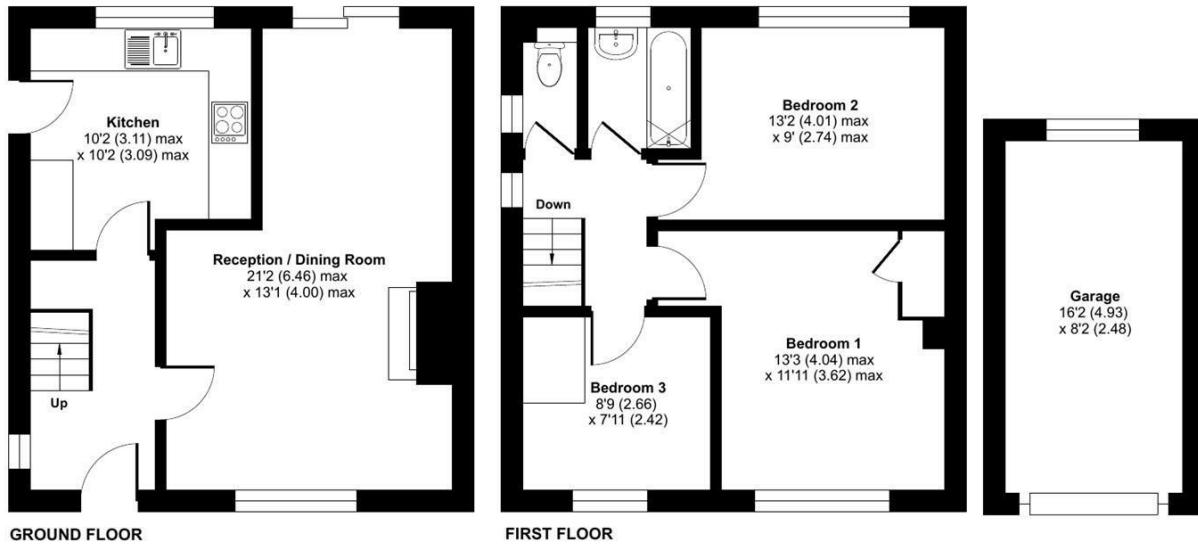
VIEWINGS

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



Approximate Area = 820 sq ft / 76.1 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 952 sq ft / 88.3 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). ©nchecom 2026. Produced for Halls. REF: 1387015



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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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-B1) B		
(B9-B9) C		
(D5-D8) D		
(D9-D4) E		
(F1-F8) F		
(F1-F2) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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