



**FOR SALE**

Offers in the region of £240,000

11 Swanmere Park, Ellesmere, SY12 0NA

A well presented three/four-bedroom semi-detached dormer bungalow benefitting from flexibly arranged living accommodation, driveway parking with detached garage, and easy-care gardens, peacefully situated in a quiet cul-de-sac within walking distance of Ellesmere town centre.



Oswestry (9 miles) Wrexham (12 miles) Shrewsbury (18 miles) Chester (28 miles).

All distances approximate



- **Dormer Bungalow**
- **Flexible Accommodation**
- **Excellent Garden Room**
- **Driveway and Garage**
- **Easy-Care Gardens**
- **Peaceful yet Convenient Location**

## DESCRIPTION

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

11 Swanmere Park is a well presented and extended three/four-bedroom semi-detached dormer bungalow which has been lovingly maintained by the current vendor and which now provides over 900 sq ft of flexibly arranged living accommodation, ideally suited to families and mature buyers alike.

The property is situated within well maintained gardens which have been designed with ease of maintenance in mind, with ample driveway parking complemented by a detached single garage.

## SITUATION

11 Swanmere Park occupies a peaceful cul-de-sac location within a popular residential development just a short walk from Ellesmere's many amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within 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 19 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, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, Moreton Hall, and Ellesmere College.

## THE PROPERTY

The property is principally accessed via an enclosed porch positioned to the side of the property, this entering into an Entrance Hallway where a door provides access into a spacious Living Room where stairs rise to the first floor and a window overlooks the front elevation. Positioned beside the Living Room is a versatile Dining Room, ideal for more formal occasions or for use as a Study/Bedroom Four, with the room served by a ground floor Shower Room positioned opposite and featuring a white suite set against tiled walls.

The Entrance Hall culminates at a door which leads left into a Kitchen/Breakfast Room featuring a selection of fitted base and wall units, with space for a breakfast table and door which opens into a wonderful Garden Room, this positioned to the rear of the property and offering triple-aspect glazing which overlooks the garden, alongside patio doors which open onto the same.

Stairs rise from the Living Room to a first floor landing, where doors allow access into three well proportioned Bedrooms, with Bedroom One enjoying a range of fitted wardrobes, and Bedroom Two having the benefit of a recently installed WC.

## OUTSIDE

The property is approached over a tarmac driveway, flanked to one side by an attractive gravelled front garden interspersed with mature flowering plants, which runs alongside the property and culminates at a detached single garage (approx. 5.26m x 2.74m).

The gardens have been designed with ease of maintenance in mind, with the rear predominately paved but with a further gravelled bed, whilst also featuring a greenhouse.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



#### THE ACCOMMODATION COMPRISES

##### - Ground Floor -

###### Entrance Hall:

Living Room: 4.48m x 4.21m

Dining Room/Bedroom Four: 3.43m x 1.78m

Kitchen: 4.19m x 2.47m

Shower Room:

Garden Room: 5.74m x 2.09m

##### - First Floor -

Bedroom One: 3.38m x 3.21m

Bedroom Two: 2.68m x 2.68m

Bedroom Three: 2.68m x 2.68m

#### W3W

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#### DIRECTIONS

From our Ellesmere office, proceed north along Cross Street, taking the third exit at the roundabout onto Talbot Street, where, shortly after, a left hand turns leads onto Swan Hill. Continue on Swan Hill for around 0.1 miles where a left hand turn leads onto Swanmere Park. with number 11 situated around 350ft further on, on the left.

#### SERVICES

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

#### TENURE & POSSESSION

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

#### LOCAL AUTHORITY

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

#### COUNCIL TAX

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

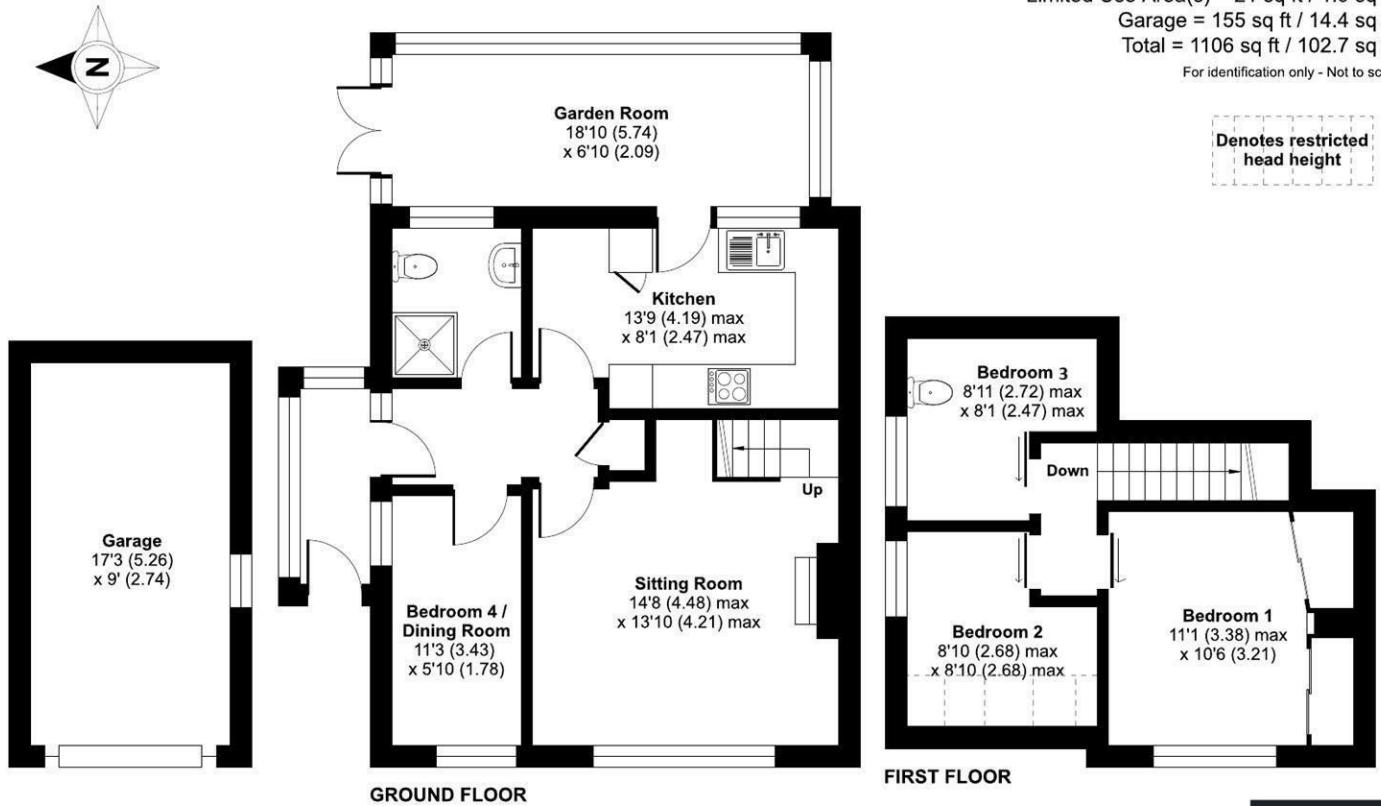
#### AML - ANTI MONEY LAUNDERING

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 £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.



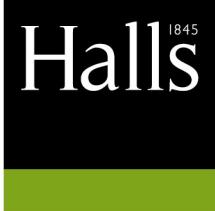
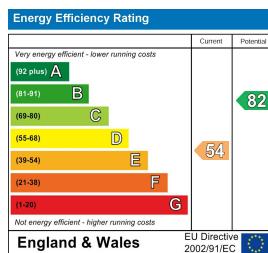
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:checom 2025. Produced for Halls. REF: 1380217



**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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APPROVED CODE

TRADESTANDARDS.UK

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