



FOR SALE

Offers in the region of £259,995

5 Talbot Street, Ellesmere, SY12 0HG

A much improved three-bedroom semi-detached period property boasting over 1,600 sq ft of stylishly presented living accommodation, alongside easily maintained rear gardens and a useful cellar, conveniently situated within the heart of Ellesmere.



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

All distances approximate.



- **Period Property**
- **Over 1,600 sq ft**
- **Recently Renovated**
- **Useful Cellar**
- **Easy Care Gardens**
- **Convenient Town Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer 5 Talbot Street in Ellesmere for sale by private treaty.

5 Talbot is an attractive three-bedroom period home which has been subject to a scheme of improvement works and which now provides over 1,600 sq ft of stylishly presented and generously proportioned living accommodation arranged across two family friendly floors.

The property is complemented by private rear gardens which have been designed with ease of maintenance in mind and which, at present, comprise two areas of paving joined by a small section of steps, these providing an ideal space for outdoor dining and entertaining.

SITUATION

5 Talbot Street is within easy walking distance of 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 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, 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.

THE PROPERTY

The property is principally accessed via a useful Entrance Hall with space for coats, boots, and shoes; this then leading through to a generously proportioned Living Room with a window overlooking the front elevation and ample space for seating arranged around a central stone-effect hearth which houses a "living-flame" electric fire. From the Living Room, a further door allows access into a delightfully open-plan Kitchen/Dining Room which serves as the heart of this impressive home and provides an ideal space for entertaining and family moments alike, whilst comprising a selection of high-specification fitted units centred around a kitchen island with breakfast bar, with the kitchen segueing through to a versatile dining area which could readily serve as a family room or similar.

Completing the ground floor accommodation is a versatile rear hallway which has previously served as Study area and which features a stairway which rises to the first floor, alongside an inset Cloakroom, double doors which exit directly onto the gardens. A further door opens into a staircase descending to the Cellar (approx. 5.20m x 3.75m).

Rising from the ground floor, stairs ascend to a first floor landing from where doors open into three comfortably sized Bedrooms, each able to accommodate double beds and with the Master benefitting from an adjoining En-Suite Shower Room. The remaining two Bedrooms are served by a well proportioned family Bathroom comprising a bath, shower cubicle, WC, and hand basin.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



OUTSIDE

The property is approached via a metal gate set into traditional metal railing positioned above a low-lever brick wall, this entering into a compact front garden where steps, flanked to either side by artificial lawn, rise to the front door.

The rear gardens have been designed with ease of maintenance in mind, with double-doors opening from the rear Hall exiting onto an attractive paved area ideal for outdoor dining and entertaining, this rising, via steps, to an elevated gravelled area inset with decorative paving and an area of decking.

N.B

Whilst no parking is formerly associated with the property, we understand that the current vendor has an arrangement with the neighbouring land owner who, for a small sum per annum, allows vehicles to be parked directly to the side of the property.

THE ACCOMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 4.61m x 4.22m

Kitchen: 3.72m x 2.84m

Dining Area: 5.63m x 2.45m

Rear Hall: 4.27m x 5.29m

Cloakroom:

Cellar: 5.20m x 3.78m

- First Floor -

Bedroom One: 5.26m x 3.82m

En-Suite:

Bedroom Two: 5.235m x 3.89m

Bedroom Three: 4.32m x 3.82m

Family Bathroom:

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the third exit onto the A495 and continue for around 0.1 miles, where the property will be situated on the left and identified by a Halls "For Sale" board.

W3W

///lushly.begun.bedrock

SERVICES

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

CONSERVATION AREA

We understand that the property falls within the town's Conservation Area

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 shown as being within Council Tax band 'C' on the local authority 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 = 1834 sq ft / 170.4 sq m
For identification only - Not to scale

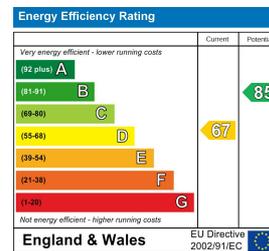


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1418179

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
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.