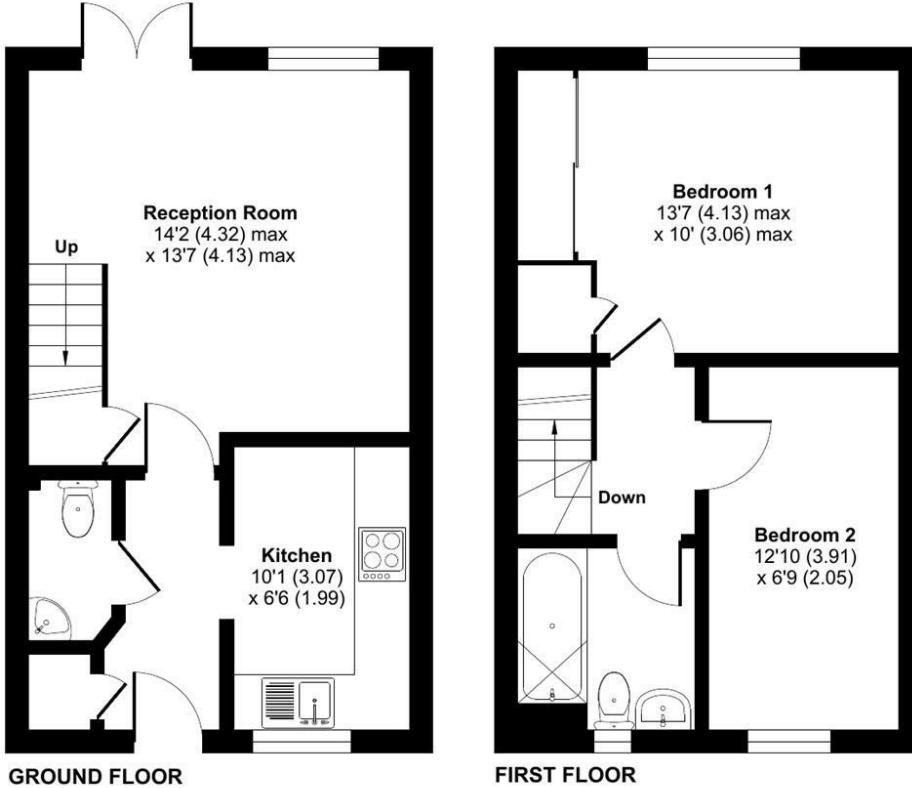


FOR SALE

41 The Hawthorns, Ellesmere, SY12 9ER



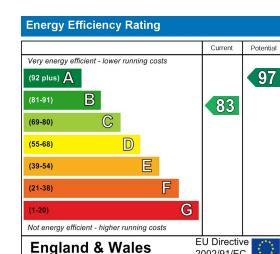
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1331498

Halls

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 Rating



Halls

01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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41 The Hawthorns, Ellesmere, SY12 9ER

An immaculately presented and recently constructed two-bedroom semi-detached property boasting stylishly appointed living accommodation, front and rear gardens, and ample driveway parking, enviably positioned within a well-regarded development on the perimeter of Ellesmere.



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

All distances approximate.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- **Modern Property**
- **Recently Constructed**
- **Immaculately Presented**
- **Driveway Parking**
- **Walking Distance to Town**
- **Well-Regarded Development**

DESCRIPTION

Halls are delighted with instructions to offer 41 The Hawthorns in Ellesmere for sale by private treaty.

41 The Hawthorns is a recently constructed two-bedroom semi-detached property which has been meticulously maintained to provide around 700 sq ft of thoughtfully designed and stylishly presented living accommodation arranged across two floors, these comprising, on the ground floor, an Entrance Hall, Kitchen, Living/Dining Room, and Cloakroom, together with two first floor Bedrooms and a family Bathroom.

The property is complemented, to the front by an area of shaped lawn bordered by a tarmac driveway positioned to the side of the property which provides space for up to two vehicles, this leading on, via a full-height timber gate, to private rear gardens which comprise a further area of lawn bordered by a paved patio area.

The property is offered with the remaining balance of the NHBC warranty.

SITUATION

41 The Hawthorns is situated in a well-regarded modern development positioned 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, Prestfalte Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

DIRECTIONS

Leave Ellesmere via Trimley Street in the direction of St.Martins, continuing for around 0.5 miles until a left hand turn leads onto The Hawthorns. Proceed along The Hawthorns and the property will be situated on your left hand side, identified by a Halls "For Sale" board.

W3W

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THE PROPERTY

The property provides principal access via a covered external porch which enters, via a front door, into an Entrance Hall, this featuring a recessed storage cupboard and a doorway which leads to the right into a stylish Kitchen, with window onto the front elevation and a modern selection of fitted base and wall units with work surfaces over, alongside a number of integrated appliances.

The Entrance Hall culminates at a doorway which provides access into a spacious Living/Dining Room featuring stairs which rise to the first floor with storage cupboard beneath, double-opening patio doors which exit onto the garden, and a window which overlooks the same, as well as ample space for seating and dining areas. The ground floor accommodation is completed by a Cloakroom positioned off the Entrance Hall comprising a low-flush WC and wall-mounted hand basin.

Stairs rise from the Living Room to a first floor landing, from where doors allow access into two well-proportioned Bedrooms, with Bedroom One enjoying recessed mirror-fronted wardrobe space alongside a further storage cupboard positioned above the stairs. Both Bedrooms are served by a family Bathroom containing a modern white suite which comprises a bath, low-flush WC, and hand basin.

OUTSIDE

The property is approached onto a double-length tarmac tandem driveway providing space for up to two cars, this flanked to one side by an area of lawn inset with a paved walkway leading to the front door.

To the rear are private gardens which feature a further expanse of lawn and a paved patio area, the latter offering possibilities for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Entrance Hall
- Living/Dining Room: 4.32m x 4.13m
- Kitchen: 3.07m x 1.99m
- Cloakroom

- First Floor -
- Bedroom One: 4.13m x 3.06m
- Bedroom Two: 3.91m x 2.05m
- Family Bathroom

SERVICES

The property is understood to benefit from mains water, electric, 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 B on the local authority register.

VIEWINGS

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