



FOR SALE

Offers in the region of £235,000

Wackley Villa Elson Road, Ellesmere, Shropshire, SY12 9EU

A well presented three-bedroom semi-detached period property benefitting from ample driveway parking, a range of traditional features, and attractive gardens which offer views over open countryside, enviably situated within one of Ellesmere's most prestigious locations.



Oswestry (8 miles), Whitchurch (11 miles), Wrexham (12 miles), Shrewsbury (17 miles).

All distances approximate.



- Extended Period Property
- Well Presented
- Traditional Features
- Attractive Gardens
- Ample Driveway Parking
- Edge of Ellesmere

DESCRIPTION

Halls are delighted with instructions to offer Wackley Villa, Elson Road, for sale by private treaty.

Wackley Villa is an attractive period property understood to date, originally, to 1905 but which has been thoughtfully extended over the succeeding years to now provide a deceptive amount of generously proportioned and sympathetically modernised living accommodation which retains a range of traditional features throughout, with the ground floor comprising an entrance hallway which offers access, respectively, into a cosy Living Room and a spacious Dining/Family Room, with the latter segueing into a Kitchen which leads further on to a Utility/Boot Room and a ground floor Shower Room.

To the first floor is a landing with doors providing access into a generous Master Bedroom which offers views to front over open farmland, alongside a further two bedrooms and a family Bathroom.

Wackley Villa is complemented by well maintained gardens situated to the front and rear of the property, with the former of these offering a generous gravelled parking area for a number of cars and leading, via a full-height timber gate, to an attractive and private rear garden which provides a further gravelled area, shaped lawn, and a decked patio area which represents a lovely space for outdoor dining and entertaining, with the rear gardens, most notably, enjoying views over open countryside.

SITUATION

Wackley Villa enjoys a prime position on the perimeter of the lakeland town of Ellesmere and is situated on one of the town's most prestigious roads; enjoying views across open countryside to both the front and rear whilst retaining a convenient proximity to the many local amenities, which include Supermarkets, Schools, Restaurants, Public Houses, and a range of independent shops, as well as walks along both the picturesque Mere and the canal network. The property is also well located for access to the wider area and, in particular, the market towns of Oswestry and Whitchurch, both of which enjoy a wider range of facilities, with county centres of Wrexham and Shrewsbury both reachable in around 30 minutes.

DIRECTIONS

Leave Ellesmere on the B5068 in the direction of St.Martins and, after around 0.6 miles, the property will be situated on your right hand side, identified by a Halls "For Sale" board.

W3W ///alright.cheerily.upwards

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, Adcote School for Girls, and Wrekin College.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



THE PROPERTY

The property is entered via a useful covered porch area into an entrance hall with traditional tiled flooring, with a door leading into a cosy Living Room decorated in heritage colours and with a bay window offering views to the south; the focal point of the room is an attractive log-burner set within a traditionally styled hearth and surround. Further along the entrance hall a door leads into a spacious and versatile Dining/Family Room which boasts French-doors directly onto the garden and with a period fireplace providing a nod to the home's history. The property has, since its original construction, been carefully extended on the ground floor, with the Dining/Family room leading on to the more modern element of the building, which contains a Kitchen, Utility/Boot Room, and ground floor Shower Room.

Stairs rise from the entrance Hall to a first floor landing with full-height ceilings, where a door leads into a spacious Master Bedroom which comprises recessed wardrobe space and windows which enjoy an open aspect to the south over the rolling fields of north Shropshire. The first floor accommodation is completed by two further Bedrooms, both with windows offering pleasing countryside views to the rear, and a family Bathroom.

OUTSIDE

The property is accessed directly off Elson Road, one of Ellesmere's most prestigious addresses, onto a generous gravelled driveway which allows space for the parking of a number of vehicles, with a full-height timber gate leading around the west of the property onto a gravelled area and further onto an area of shaped lawn retained within established floral borders and accompanied by an attractive decked patio which represents an ideal spot for outdoor dining and entertaining. The rear gardens, most notably, enjoy an open outlook onto the north Shropshire landscape.

THE PROPERTY COMPRISES

Ground Floor:

Lounge - 4.01m x 3.27m

Dining Room - 4.42m x 3.52m

Kitchen - 3.54m x 2.72m

Utility/Boot Room - 2.12m x 1.80m

Shower Room

First Floor:

Master Bedroom - 3.84m x 3.42m

Bedroom Two - 2.66m x 2.20m

Bedroom Three - 2.66m x 2.22m

Family Bathroom

COUNCIL TAX

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

LOCAL AUTHORITY

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

TENURE AND POSSESSION

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

SERVICES

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

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.

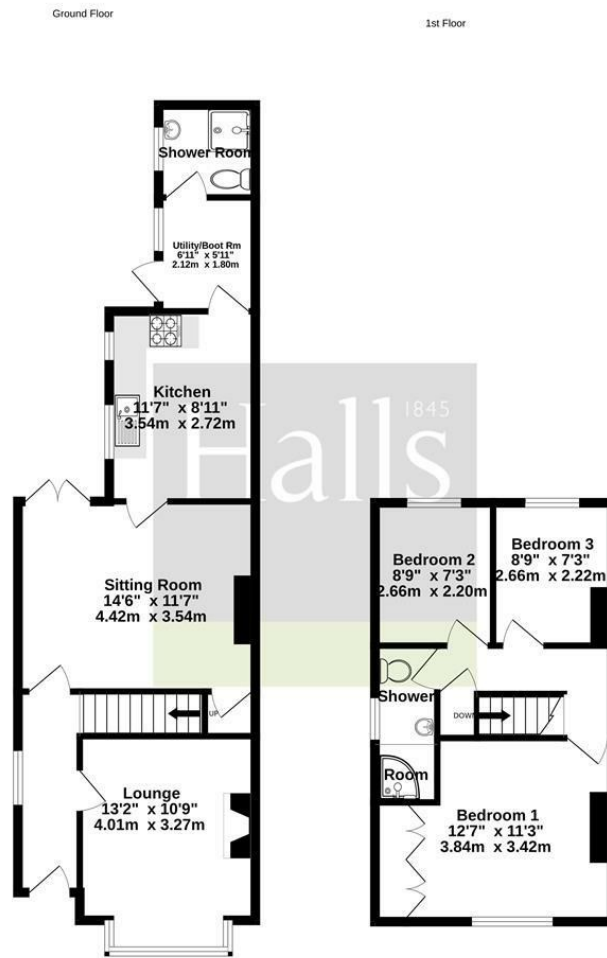
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

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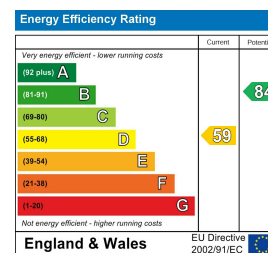


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



01691 622 602

Ellesmere Sales

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