



Plot 30, Kettlemere Close, Ellesmere,
Shropshire, SY12 0EA

The Acton is a detached four-bedroom property, extending to approx 2137 sq ft, from Shropshire Homes' Prestige Collection, boasting driveway parking and double garage, Ground Floor Study, and open-plan kitchen/dining room with double doors out to the private garden, situated within a brand new development on the edge of the north Shropshire town of Ellesmere.



FOR SALE

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles), Chester (25 miles). All distances are approximate.



- **NHBC 10-Year Buildmark warranty**
- **Integrated kitchen appliances**
- **Air source heat pump**
- **Double Garage and Driveway**
- **Electric vehicle charging point**
- **Edge of town location**

DESCRIPTION

The Acton, an impressive four-bedroom home from the Prestige Collection, boasts an exquisite design that flawlessly blends elegance and functionality. The double-height hallway creates a grand entrance, leading to a large living room featuring an inviting inglenook fire-place log-burner. Double doors open up to a private garden, enhancing the connection between indoor and outdoor living.

Retracing your steps through the hallway, you'll find a charming dining room with a bay window, adding a touch of character. The highlight of the Acton is the spacious open-plan kitchen/dining room, perfectly designed for modern living and entertaining. Double doors lead to the garden, making it ideal for hosting gatherings. The ground floor also features an ample sized study, perfect for remote or hybrid working and a large utility with an external door out to the side of the home.

Up the winding staircase, the home benefits from a gallery landing that offers a picturesque view of the downstairs area. Bedroom one, the principal suite, includes built-in wardrobes and an en-suite. Bedroom two also features an en-suite and built-in wardrobes, whilst bedrooms three and four offer versatile space for guests, teenagers, children or hobbies.

Completing this impressive home is an external double garage and a large driveway, providing ample parking space. The Acton is a dream residence that effortlessly combines luxury, practicality, and timeless appeal.

ABOUT SHROPSHIRE HOMES

For over 40 years, Shropshire Homes has operated to a simple philosophy – to provide quality homes of distinctive character in prime locations.

SITUATION

Located in the the Market Town of Ellesmere, Oakmere Ridge offers a mixture of countryside living and the bustle of town life.

Ellesmere provides everything you could need, offering numerous amenities, including local pubs, supermarkets, local produce stores, an array of restaurants, a library, dentist, independent shops, bakers, butchers, Post Office, pharmacy, florists, takeaways and much more!

Ellesmere boasts Ellesmere Primary School, Lakelands Academy and Ellesmere College, all with an Ofsted rating of 'Good'. Ellesmere also benefits from a sports club, cricket ground, football club, sports centre/gym and the oldest bowling club in the UK!

Oakmere Ridge is just a short walk away from the Shropshire Union Canal (Llangollen Branch) and picturesque Mere, known for it's beautiful wildlife and pathways to enjoy a gentle stroll, as well as boat hire and trips. A short drive-away over the Welsh border is National Trust's Chirk Castle and Pontcysyllte Aqueduct.

Ellesmere is ideally located in terms of accessibility to larger towns, with Shrewsbury, home of Britain's favourite market, just a 30 minute drive, Oswestry and Wrexham just 20 minutes in the car and the city of Chester just 40 minutes. All of these are easily accessible via public transport on the local bus or Gobowen train station, just 8 miles from Ellesmere.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



KEY FEATURES

- NHBC 10-year Buildmark warranty
- Air source heat pump
- UPVC windows
- Ground floor cloakroom
- Choice of kitchen units with quartz or laminate worktops
- Oven, hob, integrated dishwasher and fridge freezer
- Choice of wall and floor tiles
- Sliding door wardrobes
- Feature log-burner
- Electric vehicle charging point
- Turf laid to front garden
- Fibre ready (FTTP)

THE ACCOMODATION WILL PROVIDE:

GROUND FLOOR

Entrance Hallway -
Living Room - 6.49m x 3.96m
Kitchen/Dining Room - 7.56m x 4.24m
Dining Room - 3.68m x 3.35m
Study - 3.92m x 2.03m
Utility Room -
Cloakroom -

FIRST FLOOR

Bedroom One - 5.25m x 4.03m
En-Suite -
Bedroom Two - 3.54m x 3.19m
En-Suite -
Bedroom Three - 3.90m x 3.26m
Bedroom Four - 3.11m x 2.48m
Family Bathroom -

INCENTIVES

Incentives are available through Shropshire Homes' Helping Hands Scheme

RESERVATION PROCESS

To reserve a property at Oakmere Ridge, a reservation fee of £500 is required (subject to contract and Shropshire Homes' terms & conditions). If contracts are not exchanged within eight weeks of contract papers being issued, Shropshire Homes reserve the right to withdraw the contract and re-market the property. In the event of you not proceeding with the purchase, administration/processing costs will be deducted from the reservation fee and any balance returned.

ANTICIPATED COMPLETION

May - July 2025

PREDICTED ENERGY ASSESSMENT

The property is predicted to enjoy an EPC rating of B (83) and an EI rating of A (96)

SERVICES

We understand that the property will have the benefit of mains Electricity, Water and Drainage.

TENURE

The property is said to be of Freehold tenure and vacant possession will be given upon completion.

LOCAL AUTHORITY AND COUNCIL TAX

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

The property is yet to be assessed for Council Tax

DISCLAIMER

Some of the images and photographs used in the sale particulars have been artificially produced to show a projection of the finished property/development and, as such, may be subject to alteration during the construction process. Some images shown are from other Shropshire Homes developments and are not plot specific.



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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 (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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