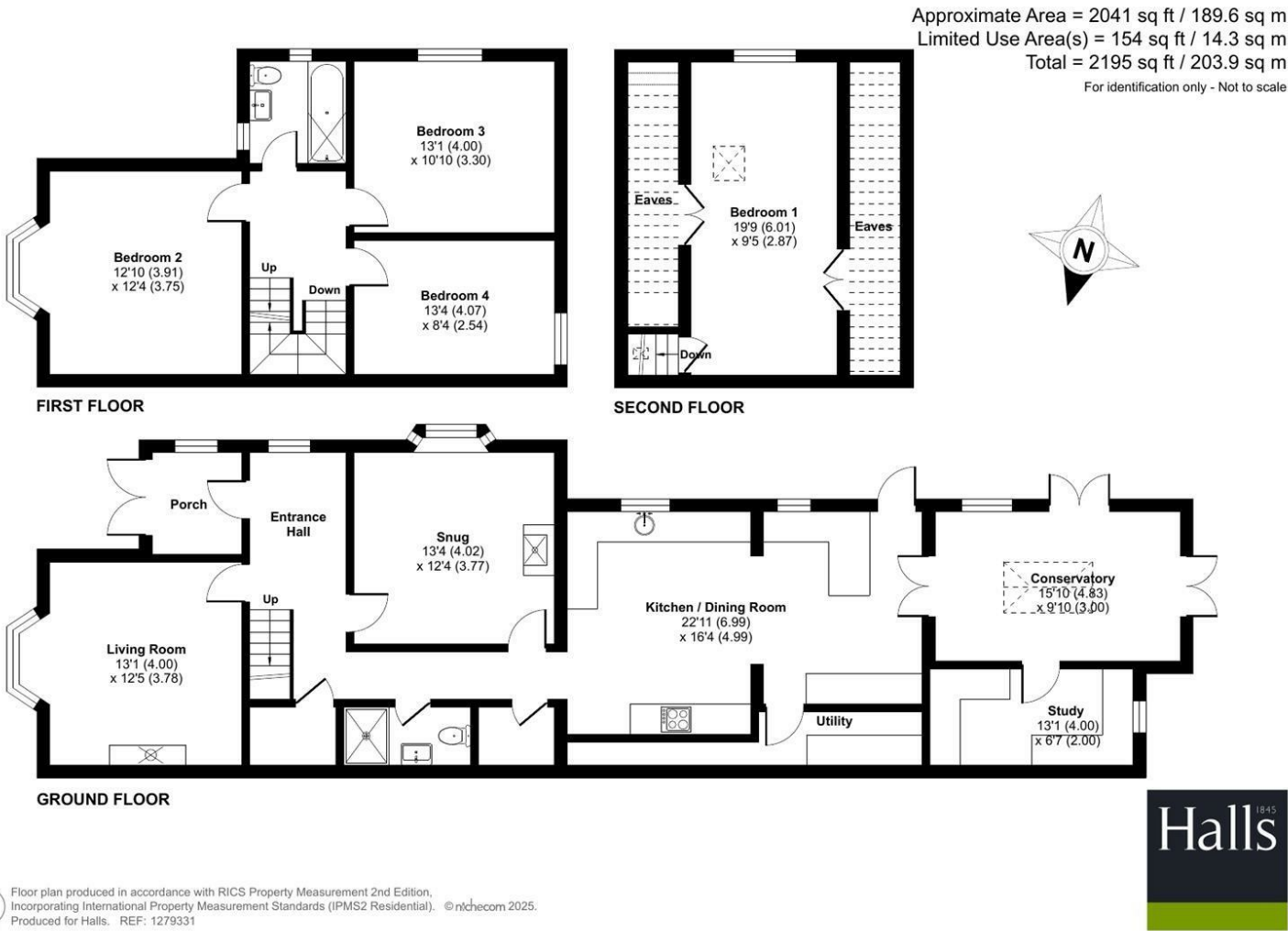


FOR SALE

Whrosimere Elson Road, Ellesmere, SY12 9EU



FOR SALE

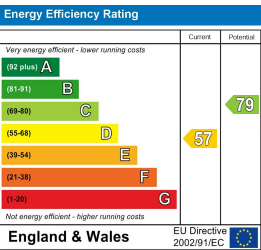
Offers in the region of £449,995

Whrosimere Elson Road, Ellesmere, SY12 9EU

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



A substantial four-bedroom period family home which has been subject to significant improvement and extension, complemented by ample driveway parking, attractive gardens, and stylishly presented living accommodation, enviably situated in a prestigious edge-of-town location.



01691 622602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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


All distances approximate.



4 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Substantial Family Home
- Extended and Improved
- Stylishly Presented
- Period Property
- Countryside Views
- Edge of Town Location

DESCRIPTION
Halls are delighted with instructions to offer Whrosimere, Elson Road, for sale by private treaty

Whrosimere is a handsome four-bedroom period property which has been subject to a range of improvement and extension works by the current vendors and now provides over 2,000 sq ft of stylishly presented and generously proportioned living accommodation situated over three floors, these comprising, on the ground floor, an Entrance Porch, Entrance Hall, Living Room, Cloakroom, Kitchen/Dining Room, Snug, Utility/Store, and Garden Room, together with, to the upper floors, four Bedrooms and a family Bathroom.

The property is complemented by generous gardens which have, again, been conscientiously improved and maintained and which now feature, to the front, a generous gravelled parking area with space for a number of vehicles, alongside a paved side garden with wisteria-covered pergola seating area and, to the rear, an expanse of lawn overlooking open fields and bordered by mature floral and herbaceous beds.

W3W
///dummy.paddocks.funky

SITUATION
Whrosimere 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.

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 Morton Hall.

DIRECTIONS
Leave Ellesmere via the B5068 in the direction of St.Martins and, after around 0.7 miles, the property will be situated on your right hand side, identified by a Halls "For Sale" board.

THE PROPERTY
The property provides principal access into a useful Entrance Porch, ideal for storing muddy boots and coats after walks within the surrounding countryside, this opening into an impressive Entrance Hall where stairs rise to the first floor landing with a spacious storage cupboard beneath. Overlooking the front of the property is a welcoming Living Room with panelled walls, full-height bay window, and open-fire set within a traditionally-styled surround, and, also accessed from the Entrance Hall, a charming and particularly cosy Snug with bespoke seating encompassed with a further bay window and an attractive multi-fuel burner.

The Entrance Hall culminates in a delightful open-plan and stylishly modernised Kitchen/Breakfast Room, which hosts a range of base and wall units alongside a number of side-aspect windows and ample space for a breakfast table, with a door leading off to a recessed Pantry and separately into a useful Utility Room/Store.

The rear of the property is given over to a stunning and versatile Garden Room with centrally positioned light-well and two sets of double opening doors which allow access, respectively, onto the side patio area and onto the gardens to the rear, with views afforded towards open fields. Sitting to the side of the Garden Room is Study, ideal for those working from home, with the ground floor accommodation completed by a Cloakroom.

Stairs rise from the Entrance Hall to first floor landing where doors leads into three well-proportioned Bedrooms, with the Master enjoying especially fine views over the open-countryside beyond, and into a modernised family bathroom. Rising again, stairs lead to a second floor which comprises a spacious fourth Bedroom with ample eaves storage.

OUTSIDE
The property is accessed off the locally renowned Elson Road onto a generous gravelled parking area providing ample space for a number of vehicles, with a full-height timber gate leading through to a useful paved area containing log and general storage sheds.

Positioned to the side of the property is a further paved area which notably features an attractive timber pergola ornately strewn with an established wisteria and which represents a truly wonderful space for al fresco dining and entertaining, this leading on to generous rear gardens which enjoy a pleasing aspect over open fields and contain an expanse of lawn bordered by mature and well-stocked floral and herbaceous beds.

THE ACCOMMODATION COMPRISES
- Ground Floor -
Entrance Porch:
Entrance Hall:
Living Room: 4.00m x 3.78m
Snug: 4.02m x 3.77m
Kitchen/Breakfast Room: 6.99m x 4.99m
Garden Room: 4.83m x 3.00m
Study: 4.00m x 2.00m
Utility/Store:
Cloakroom:

- Upper Floors -
Bedroom One: 3.91m x 3.75m
Bedroom Two: 4.00, x 3.30m
Bedroom Three: 4.07m x 2.54m
Bedroom Four: 6.01m x 2.87m
Family Bathroom:

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

SERVICES
The property is understood to benefit from mains water, drainage, electrics, and gas.

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

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

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.