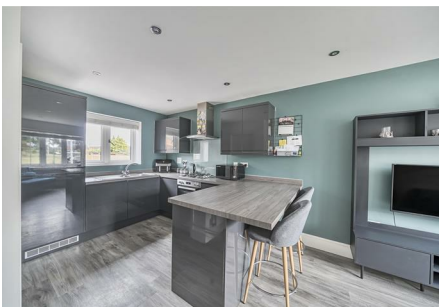


**FOR SALE**

Offers in the region of £355,000

**2 Aspen Place, Ellesmere, SY12 9FE**

A well presented and recently constructed four-bedroom detached family home benefitting from stylishly appointed living accommodation, generous gardens, and a single garage, enviably positioned alongside open green space within a modern and well regarded development on the perimeter of Ellesmere.





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

All distances approximate.



- Modern Family Home
- Well Presented
- Master with En-Suite
- Driveway and Garage
- Attractive Gardens
- Popular Edge of Town Development

## DESCRIPTION

Halls are delighted with instructions to offer 2 Aspen Place, Ellesmere, for sale by private treaty.

2 Aspen Place is a modern four-bedroom family home which has been carefully maintained by the current vendors and provides over 1,100 sq ft of stylishly appointed and thoughtfully designed living accommodation arranged across two deceptively spacious floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen/Breakfast Room, Utility Room, and Cloakroom, together with four first floor Bedrooms (the Master benefitting from an En-Suite) and a family Bathroom.

The property enjoys an attractive position alongside open green space and is situated within larger than anticipated gardens, these extending, in all, to around 0.10 acres and featuring, to the front, an area of lawn flanked to one side by a tarmac driveway providing space for a number of vehicles, this leading on to an attached single garage. To the rear is a further area of shaped lawn bordered by a paved patio area, the latter representing an ideal space for outdoor dining and entertaining.

## SITUATION

2 Aspen Place is situated in a well-regarded modern development position 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, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

## THE PROPERTY

The property provides principal access via a covered external Porch which enters into a spacious Entrance Hall, where stairs rise to the first floor with storage cupboard beneath and double-opening door lead immediately to the right into a well proportioned Living/Dining Room, this featuring a stylishly appointed and fully fitted kitchen with a range of integrated appliances and breakfast bar to one end, alongside planned space for a dining area and dual aspect windows onto the front and rear elevations. Accessed from the Kitchen is a useful Utility Room comprising a worktop with inset stainless sink with space for white goods below, alongside a door which exits onto the garden.

Turning left from the Entrance Hall, one enters a welcoming living Room which runs the depth of the property, with a window overlooking the front and patio doors which exit onto the rear gardens. The ground floor accommodation is completed by a Cloakroom which features a low-flush WC and hand basin.



1 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



Stairs rise from the Entrance Hall to a first floor landing, where doors provide access into four well proportioned Bedrooms, with the Master enjoying an adjoining En-Suite Shower Room and Bedrooms three and four boasting integrated wardrobes. A centrally situated family Bathroom serves the further three Bedrooms and contains an attractive white suite.

#### OUTSIDE

The property is approached over a tandem tarmac driveway providing space for multiple vehicles, this flanked to one side by an area of lawn and leading on to an attached single Garage (approx. 5.41m x 2.92m) with metal up-and-over front access door and with power and light laid on and storage space in the rafters.

The rear gardens are larger than might be anticipated for a property of this age and remain unoverlooked from the south, whilst comprising an area of lawn bordered by a an attractive paved patio area which offers excellent opportunities for al fresco dining or sitting out.

#### THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room:

Kitchen/Dining Room:

Utility Room:

Cloakroom:

- First Floor -

Bedroom One:

En-Suite:

Bedroom Two:

Bedroom Three:

Family Bathroom:

#### W3W

///penned.dishes.envoy

#### DIRECTIONS

Leave Ellesmere via Trimpey 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 fourth right hand turn leads into Aspen Place, where number is situated straight ahead and identified by a Halls "For Sale" board.

#### SERVICES

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

#### 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 in Council Tax band 'D'.

#### 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.

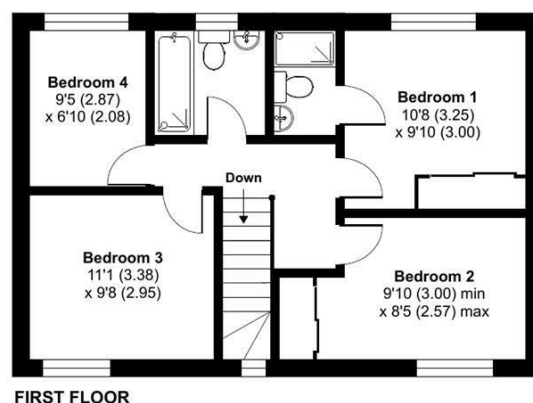
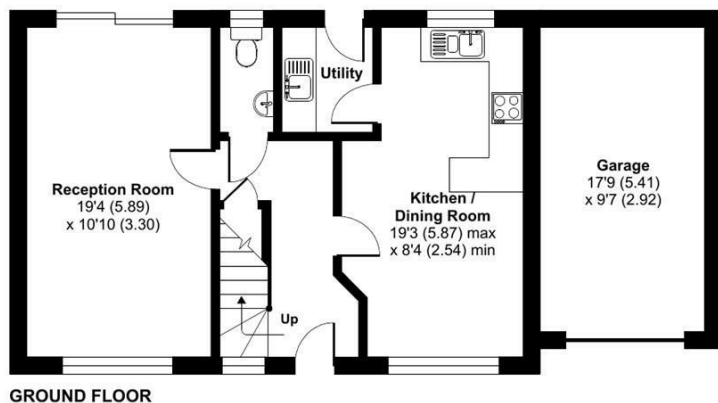
# FOR SALE

## 2 Aspen Place, Ellesmere, SY12 9FE



Approximate Area = 1126 sq ft / 104.6 sq m  
Garage = 172 sq ft / 16 sq m  
Total = 1298 sq ft / 120.5 sq m

For identification only - Not to scale

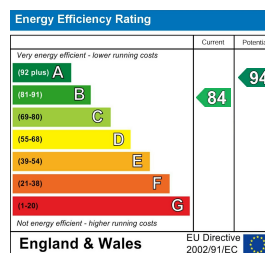


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Halls. REF: 1324376

**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@halls.gb.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.