



**FOR SALE**

Offers in the region of £385,000

## 3 Telford Avenue, Ellesmere, Shropshire, SY12 0GE

An immaculately presented four-bedroom detached family home providing well proportioned and thoughtfully arranged living accommodation, situated within a generous corner plot with driveway parking and detached single garage, peacefully positioned in a quiet cul-de-sac on the perimeter of Ellesmere.



# FOR SALE

Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)

All distances approximate.



- **Detached family house**
- **Presented to a high standard**
- **Well designed accommodation**
- **Quiet cul-de-sac location**
- **Attractive rear gardens**
- **Popular edge of town location**

## DESCRIPTION

Halls are delighted with instructions to offer 3 Telford Avenue, Ellesmere, for sale by private treaty.

3 Telford Avenue is an immaculately presented modern four-bedroom detached home which has been carefully maintained by the current vendors and which now provides around 1,400 sq ft of thoughtfully arranged living accommodation situated across two floors, ideally suited for family living.

The property is positioned within a generous corner plot which extends, in all, to around 0.08ac; with carefully maintained front and rear gardens complemented by ample driveway parking and a detached single garage.

## SITUATION

3 Telford Avenue occupies a peaceful location within a quiet cul-de-sac on the perimeter of a popular development of homes on the fringes of Ellesmere. The town boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst retaining a convenient proximity to 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 19 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 Moreton Hall.

## W3W

//tolerable.pass.empire

## DIRECTIONS

From our Ellesmere office, head north along Cross Street until reaching a small roundabout, here take the first exit onto Willow street, proceeding until a further mini-roundabout where the second exit is required and leads on to Scotland Street. At the traffic lights, turn left, passing Tesco on your left and, at the culmination of Canal Way, turn left onto Telford Avenue, where, shortly after, the property will be positioned on the left and identified by a Halls "For Sale" board.

## THE PROPERTY

The property provides principal access from the south via a covered external porch which opens into an Entrance Hall where stairs with internal storage space rise to the first floor and a door leads immediately to the right into a welcoming Living Room. The Living Room boasts dual-aspect windows, one of which extends into a bay, and provides ample space for seating arranged around a centrally positioned "living flame" effect fire.

The Entrance Hall culminates at an impressively proportioned Kitchen/Dining Room which spans the entire width of this wonderful home and provides a particularly sociable space ideal for entertaining or more intimate family moments alike, with an array of fitted units complemented by a planned seating area positioned beneath a transparent ceiling and before French doors which exit onto the gardens



2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



The ground floor accommodation is completed by a useful Utility Room, a Cloakroom, and a Study, the latter offering an ideal space for those working from home or for use as a fifth/guest Bedroom or Family Room.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard where access is provided into four comfortably Bedrooms. Two of the Bedrooms benefit from integrated wardrobes with Bedroom One also boasting an adjoining En-Suite Shower Room. The remaining Bedrooms are served by a Family Bathroom which feature a fitted suite comprising a panelled bath, low-flush WC and hand basin.

#### OUTSIDE

The property is approached over a double-width tarmac driveway with space for a number of vehicles. The driveway leads on, via a gateway, to the rear gardens, and to a detached single garage (approx. 5.36m x 2.63m) with metal up and over front access door, pedestrian door to the side, and storage space in the rafters.

The property is positioned within a generous corner plot with, to the fore, an expanse of lawn and well maintained hedging intersected by a paved walkway which leads to the front door. A full-height timber side-gate leads through to the rear gardens, which have been lovingly maintained and improved to now offer a wonderful complement to the home, with an area of shaped lawn joined by a selection of mature floral beds and a number of attractive seating areas.

#### THE ACCOMMODATIONS COMPRISES

##### - Ground Floor -

Entrance Hall:

Living Room: 4.93m x 3.95m

Kitchen/Dining Rom: 7.96m x 3.17m

Utility Room: 2.13m x 1.73m

Study: 3.24m x 1.99m

Cloakroom:

##### - First Floor -

Bedroom One: 3.21m x 3.16m

En-Suite:

Bedroom Two: 3.62m x 2.70m

Bedroom Three: 3.71m x 2.62m

Bedroom Four: 3.71m x 2.09m

#### SERVICES

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

#### LOCAL AUTHORITY

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

#### COUNCIL TAX

The property is in Council Tax band 'E'.

#### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### 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.

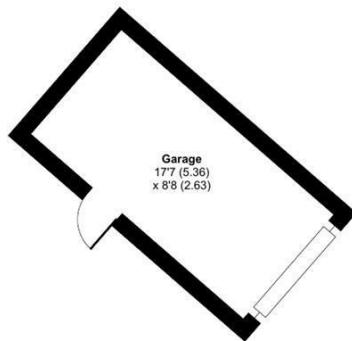
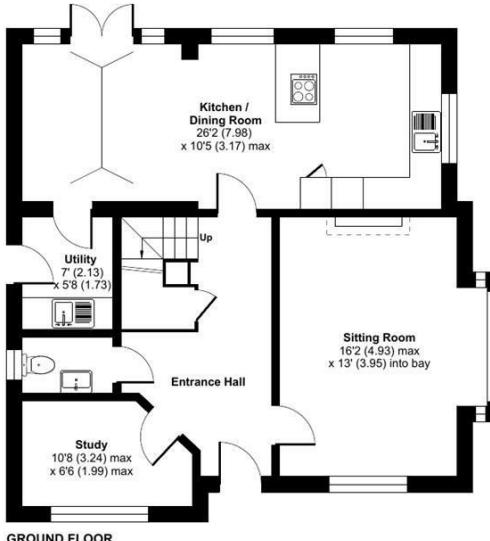
#### VIEWINGS

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



Approximate Area = 1386 sq ft / 128.7 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 1538 sq ft / 142.8 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). © nchecom 2025. Produced for Halls. REF: 1373820

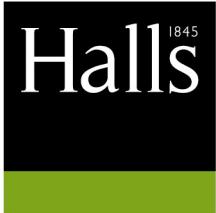


**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-81) B	77	87
(D9-80) C		
(55-68) D		
(59-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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