

**FOR SALE**

Offers in the region of £435,000

6 Talbot Gardens, Ellesmere, Shropshire, SY12 0QZ

An incredibly well located detached four-bedroom family home boasting attractive gardens, garage and driveway, and meticulously maintained living accommodation, enviably situated within one of Ellesmere's most select developments affording a private yet convenient position.



Oswestry (8 miles) Shrewsbury (18 miles) Chester (28 miles)
(All distances approximate)



- Detached Family Home
- Very Well Presented
- Excellent Gardens
- Garage and Driveway
- Select Development
- Wonderfully Located

GENERAL REMARKS

Halls are delighted with instructions to offer 6 Talbot Gardens for sale by private treaty

6 Talbot Gardens is an impressive double-fronted detached four-bedroom family home which provides generously proportioned and impeccably maintained living accommodation situated over two thoughtfully designed floors.

The property is complemented by an attached double garage, half of which has now been converted to serve as an excellent and versatile family room, with ample driveway parking situated to the fore providing space for a number of vehicles.

The property boasts gardens to both the front, rear and side, these having been lovingly and meticulously cared for by the current vendors and representing an idyllic space to enjoy the calibre of the location. To the front there are areas of lawn intersected by paved pathways. To the side the garden is currently lawned however it could also be used as parking for a caravan or camper van. To the rear there is a further expanse of lawn alongside a paved patio area, along with a gravelled seating area housing a storage shed.

DIRECTIONS

From our offices, proceed north along Cross Street until reaching a small roundabout, take the third exit onto Talbot Street and the turning for Talbot Gardens will be the second on your left, identified by a Halls directional board.

SITUATION

Talbot Gardens is a select and well-regarded development of just eight properties lying within the heart of the lakeland town of Ellesmere, and is perhaps one of the most coveted addresses within the town, offering, as it does, almost unrivalled access to the town's range of amenities, including Supermarket, independent Shops, Restaurants, Public Houses, and Medical Facilities, as well as walks around both The Mere and Ellesmere Canal, whilst retaining a wonderful feeling of privacy afforded by the private road on which it sits.

The property is well positioned for access to the wider area, with the larger centres of Oswestry, Shrewsbury, Wrexham, and Chester all lying within reasonable commuting distances and offering a wider range of facilities.

SCHOOLING

Within a comfortable proximity are a number of highly rated state and private schools including 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



4 Bedroom/s



2 Bath/Shower
Room/s



PROPERTY

The property offers principal access into an Entrance Hall with stairs rising to the first floor landing and a door leading into a Cloakroom. Further doors lead into a generously proportioned Living Room, which enjoys a window onto the front elevation and double-opening patio doors to the rear. The open-plan living area comprises an attractive fitted Kitchen, a Dining Area, Study/Office space and Utility Room, with a door then leading into the former garage, which has been converted to provide a versatile Family Room.

The well-designed living accommodation continues to the first floor, with doors leading into the principal Bedroom, which boasts an En-Suite Shower Room and recessed Wardrobe, alongside three further Bedrooms, all of which enjoy integrated storage/wardrobes, and an attractive Family bathroom. The property is double glazed throughout.

THE PROPERTY COMPRISES:

Ground Floor:

Living Room - 6.5m x 3.5m

Open-Plan Living/Kitchen Area: 6.5m x 5.1m

Family Room - 5m x 2.4m

Utility Room

First Floor:

Bedroom One - 3.6m x 3.2m

En-Suite

Bedroom Two 3.6m x 3.2m

Bedroom Three - 3.1m x 2.8m

Bedroom Four - 2.4m x 2.2m

Family Bathroom

GARDENS

The property is complemented by attractive gardens situated to both the front, side and rear. The front is comprised of an area of lawn intersected by paved pathways and bordered to one side by a double-width driveway, which provides ample space for a number of vehicles and leads on to the now single garage.

To the rear of the property there is a particularly private and well-maintained garden which offer further areas of lawn alongside a delightful patio area, this representing an ideal space for outdoor dining and entertaining, with a timber garden storage shed situated on a gravelled area, which offers further possibilities for al fresco dining.

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.

TENURE AND POSSESSION

We are advised that the property is of Freehold tenure and vacant possession will be granted upon completion.

SERVICES

We understand that the property is served by mains Water, Drainage, Electric, and Gas.

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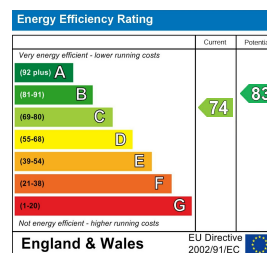


6 Talbot Gardens

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



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Ellesmere Sales

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