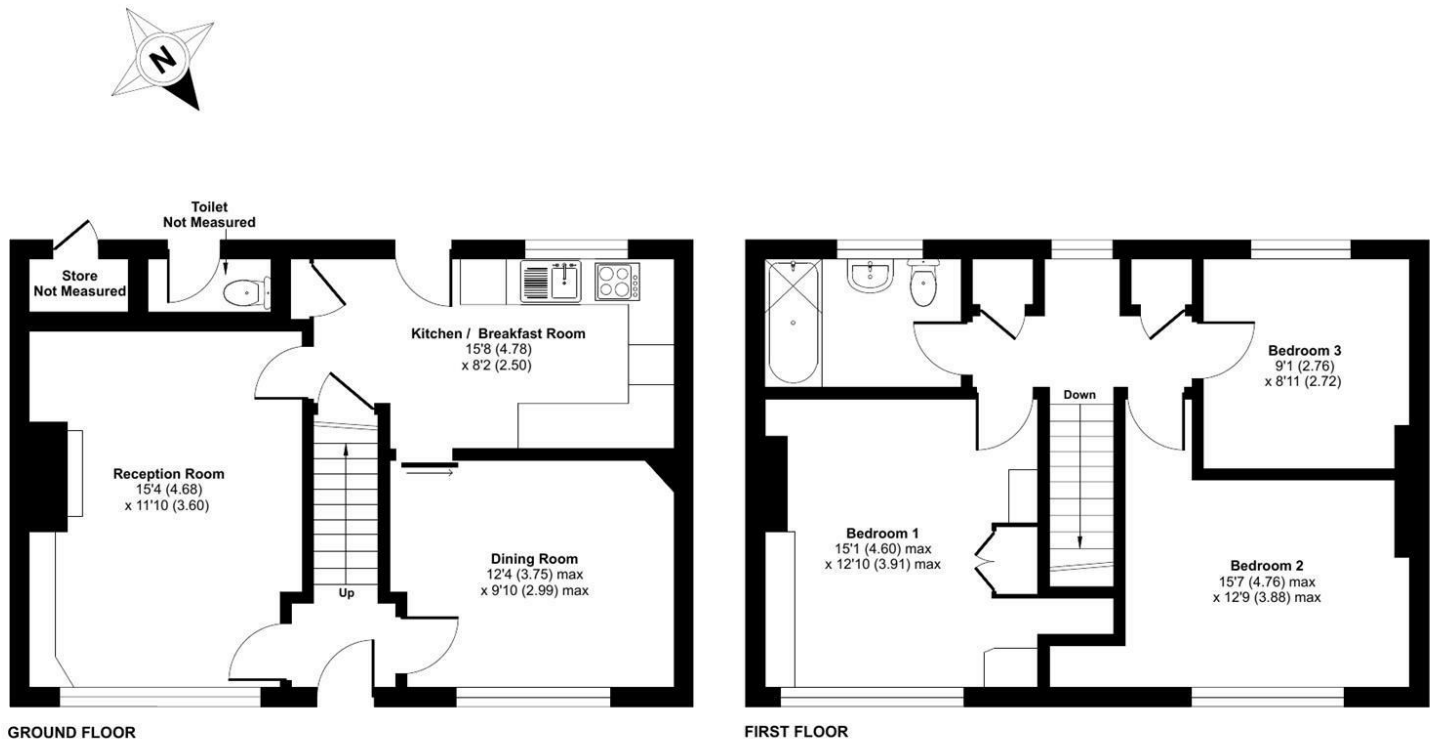


FOR SALE

7 Cambria Avenue, Ellesmere, SY12 0BG



Approximate Area = 997 sq ft / 92.6 sq m (excludes store & toilet)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nχchecon 2025. Produced for Halls. REF: 1368911



FOR SALE

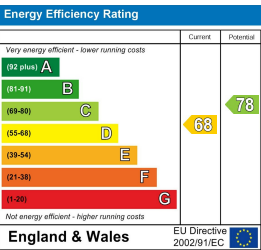
Offers in the region of £195,000

7 Cambria Avenue, Ellesmere, SY12 0BG

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 mature three-bedroom semi-detached family home boasting around 1,000 sq ft of living accommodation and generous gardens with driveway parking, all with scope for modernisation and enviably situated in a popular location within the lakeland town of Ellesmere.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.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.

Oswestry (8 miles), Wrexham (12 miles), Whitchurch (13 miles), Shrewsbury (17 miles)

All distances approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Mature Family Home
- Circa 1,000 sq ft
- Driveway Parking
- Large Gardens
- Scope for Modernisation
- No Onward Chain

DESCRIPTION
Halls are delighted with instructions to offer 7 Cambria Avenue in Ellesmere for sale by private treaty and with the benefit of no onward chain.

7 Cambria Avenue is a mature three-bedroom semi-detached family home which provides well proportioned living accommodation extending to around 1,000 sq ft and comprising a selection of comfortably sized rooms perfectly suited to family living, with the property now offering excellent potential for comprehensive modernisation throughout.

The property is complemented by large gardens, with the rear enjoying a desirable south-easterly aspect and at present featuring an expanse of lawn joined by a concrete patio area and garden storage shed, with ample driveway parking to the front.

SITUATION
7 Cambria Avenue is situated within a popular development not far from the centre of the lakeland town 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 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 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 Morton Hall.

THE PROPERTY
The property provides principal access via a covered external Porch which enters into an Entrance Hall, where stairs rise to the first floor and a door leads immediately left into a welcoming Living Room with window onto the front elevation and ample space for seating, alongside a door which opens to the rear into the Kitchen.

Turning right from the Entrance Hall, one enters a versatile Dining Room, ideal for more formal occasions or for use as a family room, study, or similar, again with a window overlooking the front and a door which leads through to a Kitchen/Breakfast Room, the latter comprising a selection of fitted units with work surfaces over, with views across the rear gardens, and a recessed storage cupboard.

Stairs rise from the Entrance Hall to a first floor landing offering two useful storage cupboards, from where doors provide access into three well proportioned Bedrooms, all served by a family Bathroom comprising a fitted suite.

OUTSIDE
The property is approached through double-opening metal gates onto a driveway which runs along the side of the property, this flanked to one side by an area of lawn retained within a mature hedge.

The rear gardens are a notable feature of the property and serve as a wonderful accompaniment to the home whilst enjoying a desirable south-easterly aspect and providing scope for further improvement and landscaping. At present the gardens comprise an expanse of lawn intersected by a concrete pathway, along with a concrete patio area and garden stage shed. Accessed from the garden and inset within the property is a storage cupboard and gardeners toilet.

THE ACCOMMODATION COMPRISES
- Ground Floor -
Entrance Hall:
Living Room: 4.68m x 3.60m
Dining Room: 3.75m x 2.99m
Kitchen/Breakfast Room: 4.78m x 2.50m

- First Floor -
Bedroom One: 4.60mx 3.91m
Bedroom Two: 4.76m x 3.88m
Bedroom Three: 2.76m x 2.72m
Family Bathroom:

W3W
///coasted.turntable.scales

DIRECTIONS
From our Ellesmere office, proceed north up Cross Street until reaching a mini-roundabout, here take the first exit onto Willow Street, continuing until a right hand turn leads onto Trimpey Street (signposted St.Martins); continue for approximately 0.2 miles until a left hand turn leads onto Cambria Avenue, where, shortly after, the property will be situated on the left and identified by a Halls "For Sale" board.

SERVICES
We are advised that the property benefits from mains water, drainage, gas, and electrics.

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

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

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

2 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.