



FOR SALE

Offers in the region of £275,000

16 Almond Drive, Ellesmere, SY12 9PS

An impeccably presented three-bedroom semi-detached family home boasting stylishly appointed living accommodation, low-maintenance gardens, and impressive energy credentials, enviably located within a well-regarded development on the edge of Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles), Wrexham (12 miles) and Chester (28 miles)

(All distances approximate)



- **Modern Property**
- **Balance of NHBC Warranty**
- **Very Well Presented**
- **Driveway Parking**
- **Attractive Gardens**
- **Convenient Location**

DESCRIPTION

Halls are delighted with instructions to offer 16 Almond Drive for sale by Private Treaty.

16 Almond Drive is a well designed and recently constructed three-bedroom semi-detached family home which has been carefully maintained by the current vendor to now offer around 930 sq ft of stylish living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, W/C, Kitchen/Dining Room, and Living Room, with, to the first floor, a principal en suite bedroom, a further two Bedrooms, and a family Bathroom.

The property is complemented by a tarmac driveway which provides space for a number of vehicles, this flanked to the right by an area of lawn, with a paved walkway leading to the front door. A full-height timber gate leads through to well-maintained rear gardens which leads on to an area of lawn and culminates at a paved patio area perfect for alfresco dining.

SITUATION

16 Almond Drive is situated in a popular residential locality within a short walk of the centre of the Shropshire lakeland town of Ellesmere, which has an excellent range of local shopping, recreational and educational facilities. Ellesmere is also within easy reach of the larger centres of Oswestry (8 miles) and the county towns of Shrewsbury (16 miles) and Chester (28 miles), all of which, have a more comprehensive range of amenities of all kinds.

W3W

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DIRECTIONS

Leave the centre of Ellesmere via the B5068 in the direction of St.Martins, continuing for around 0.3 miles until a left hand turn leads on to Cherry Drive; proceed down Cherry Drive for circa 0.2 miles until a right hand turn leads in to Almond Drive, where, after around 120m, the property will be located on the right, identified by a Halls "For Sale" board.

SCHOOLING

Within a convenient proximity are a number of well-regarded educational establishments, including Criffins C of E Primary, Ellesmere Primary School, Lakelands Academy, Gobowen Primary, St.Martins School, The Maelor School, Moreton Hall, and Ellesmere College.

THE PROPERTY

The property is principally entered via a covered porch into an Entrance Hall where doors allow access into the ground floor accommodation, which comprises a Kitchen containing a range of modern cupboards and drawers with a number of integrated appliances and double-opening patio doors which lead out to the garden, as well as ample space for seating and dining; a downstairs cloakroom with a utility space opposite, and generously proportioned Living Room which boasts a bay window onto the front elevation and an under-stairs storage cupboard.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



Carpeted stairs rise from the Entrance Hallway to a first floor landing which contains a useful storage cupboard and a hatch to the loft, which has been boarded by the current vendor, with further doors allowing access into three Bedrooms, the Master boasting built-in storage space, an en suite bathroom and a bay window looking to the south-west towards open farmland; with the first floor accommodation completed by a modern family Bathroom which contains a modern white suite.

OUTSIDE

The property is approached over a compact front garden which comprises a grassed area intersected by a paved walkway allowing access to the front door. To the left of the property is a tarmac driveway which provides space for a number of vehicles.

The rear gardens have been much improved by the current vendor to now provide an attractive and yet easily maintained area which features an area of lawn interspersed by mature floral and herbaceous beds and an attractive patio area which offers possibilities for outdoor entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Kitchen: 4.59m x 3.02m

Reception / Dining Room: 5.76m x 3.46m

Cloakroom

- First Floor -

Bedroom One: 4.54m x 2.83m

En Suite

Bedroom Two: 3.76m x 2.76m

Bedroom Three: 3.31m x 1.82m

Family Bathroom

SERVICES

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

TENURE

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 C on the local authority register.

LOCAL AUTHORITY

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

ANTI-MONEY LAUNDERING (AML) CHECKS

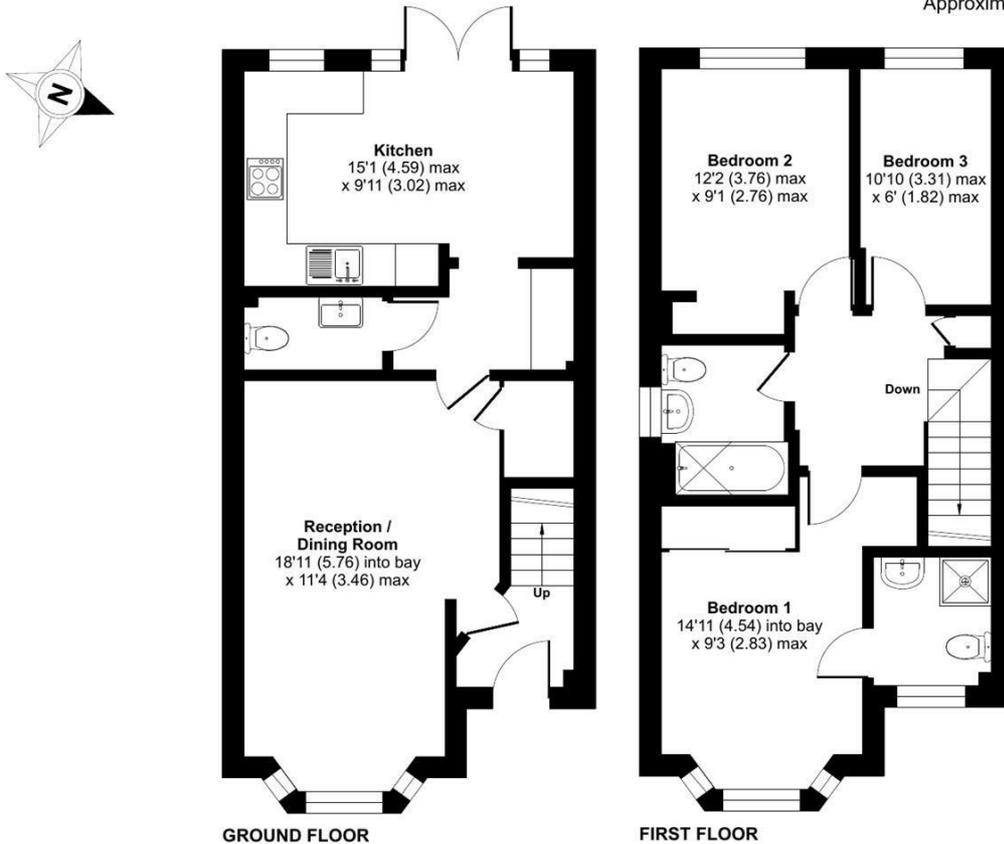
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

VIEWINGS

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

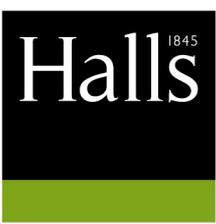
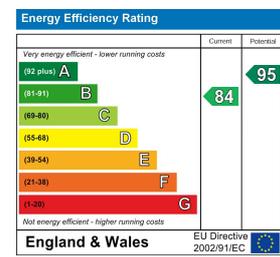
Approximate Area = 930 sq ft / 86.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1404475

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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