FOR SALE

Offers in the region of £225,000

15 Diksmuide Drive, Ellesmere, SY12 9QA

A well presented two-bedroom semi-detached bungalow benefitting from a conservatory, driveway parking leading to a detached single garage, and attractive south-facing gardens, conveniently situated in a popular location within walking distance of Ellesmere town centre.

FOR SALE

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

All distances approximate.

- Well Presented
- Conservatory
- Attractive Gardens
- Garage and Driveway
- Walking Distance to Amenities
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 15 Diksmuide Drive in Ellesmere for sale by private treaty and with the benefit of no onward chain.

15 Diksmuide Drive is a thoughtfully designed and well presented two-bedroom semi-detached bungalow which has been lovingly maintained and improved by the current vendor to now provide just under 700 sq ft of living accommodation arranged across a single floor, which comprises a Kitchen/Breakfast Room, Living Room, two Bedrooms, and a Shower Room.

The property is situated within well proportioned gardens which comprise, to the front, a block paved driveway flanked to one side by an area of lawn with central floral feature, with the driveway leading to the side of the property and culminating at a detached single garage. The rear gardens enjoy a desirable southerly aspect and boast further areas of lawn alongside paved patio areas and gravelled borders.

SITUATION

15 Diksmuide Drive lies within a popular residential development just a short walk from Ellesmere's many 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, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, Moreton Hall, and Ellesmere College.

THE PROPERTY

The property provides principal access from the north via a door which opens into a Kitchen boasting a fully fitted modern kitchen comprising a selection of base and wall units with work surfaces over, alongside a secondary door which exits to the east onto the driveway. A further door leads from the Kitchen into a welcoming Living Room, with large window overlooking the front elevation, ample space for seating and dining areas, and a door which leads to the rear.

The rear of the property is arranged around an inner Hallway, from where doors lead in to two well proportioned Bedrooms, each able to accommodate double beds and offering views to the rear, with both served by a Shower Room featuring a modern white suite comprising a shower cubicle, low-flush WC, and hand basin set into a vanity unit.

The living accommodation is completed by a Conservatory, this accessed off Bedroom One and enjoying a full range of glazing to the south over the well-kept gardens.

1 Reception Room/s

2 Bedroom/s

1 Bath/Shower Room/s

OUTSIDE

The property is accessed over a brick-paved driveway with ample space for a number of vehicles, this flanked to one side by a gravelled area allowing for greater ease of parking, and to the other by an area of lawn with central floral feature.

The driveway leads on, via timber gates, along further brick-paving positioned to the side of the property which culminates at a detached single garage (approx. 5.19m x 2.74m) with metal up-and-over front access door, pedestrian door to the side, and with power and light laid on. The rear gardens have been well maintained and at present boast further areas of lawn alongside paved patio areas which represent an ideal space for outdoor dining and entertaining.

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THE ACCOMMODATION COMPRISES

Kitchen: 5.05m x 2.39m
Living/Dining Room: 5.96m x 3.10m
Bedroom One: 3.54m x 2.73m
Bedroom Two: 2.81m x 2.78m
Shower Room:
Conservatory: 3.06m x 2.44m

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street and, when reaching a roundabout, take the third exit onto Talbot Street, turning left shortly after onto Swan Hill. Continue along Swan Hill for around 0.1 miles where a left hand turn leads onto Diksmuide Drive, where, around 250ft later, number 15 will be situated on the left.

SERVICES

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

TENURE

The property is said to be of freehold tenure.

POSSESSION

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 Band B on the Shropshire Council Register.

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.

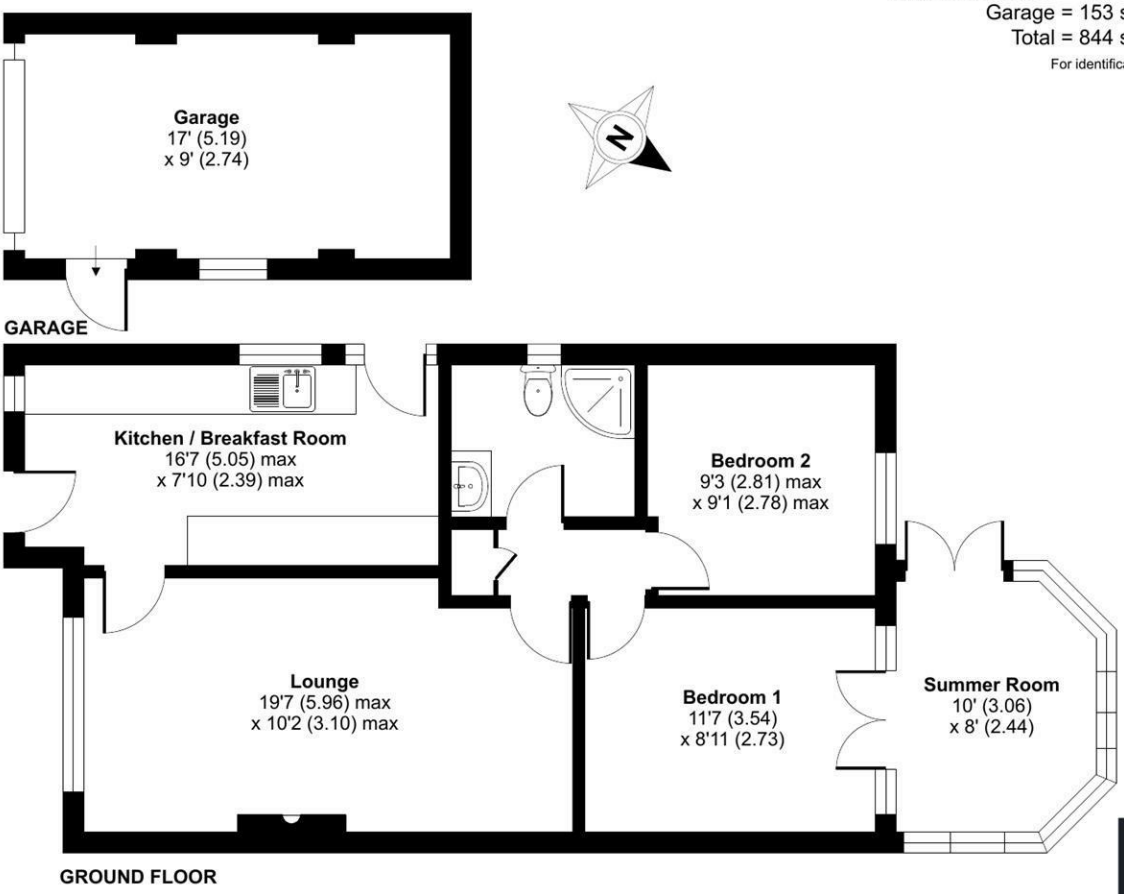
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

FOR SALE

15 Diksmuide Drive, Ellesmere, SY12 9QA

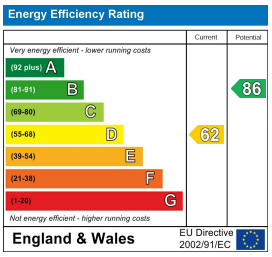
Approximate Area = 691 sq ft / 64.1 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 844 sq ft / 78.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1353405

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@hallsgb.com

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