

**FOR SALE**

Offers in the region of £549,995

41 Hillcrest, Ellesmere, Shropshire, SY12 0LJ

A substantial six-bedroom detached family home boasting around 2,400 sq ft of flexibly arranged and well presented living accommodation, alongside generous gardens and double garage, peacefully situated in a secluded position on the perimeter of a popular development within walking distance of Ellesmere town centre.



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

All distances approximate.



- **Six Bedroom Family Home**
- **Around 2,400 sq ft**
- **Flexible Living Accommodation**
- **Driveway and Double Garage**
- **Gardens ext. to approx. 0.35ac**
- **Private Cul-De-Sac Position**

DESCRIPTION

Halls are delighted with instructions to offer 41 Hillcrest in Ellesmere for sale by private treaty.

41 Hillcrest is a substantial six-bedroom detached family home which has been lovingly maintained by the current vendor to now provide around 2,400 sq ft of generously proportioned and flexibly arranged living accommodation situated across two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, Conservatory, Study, Cloakroom, Kitchen/Breakfast Room, and Utility Room, together with six first floor Bedrooms (three of which enjoy En-Suites) and a family Bathroom.

The property is complemented by generous gardens which extend, in all, to around 0.35 acres, and comprise, to the front, ample parking for a number of vehicles, this leading on a double Garage, with, to the rear, expanses of lawn enjoying a desirable south/west aspect, an array of established trees, and a paved patio area.

SITUATION

41 Hillcrest occupies a secluded position on the perimeter of a popular development within walking distance to the centre 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 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

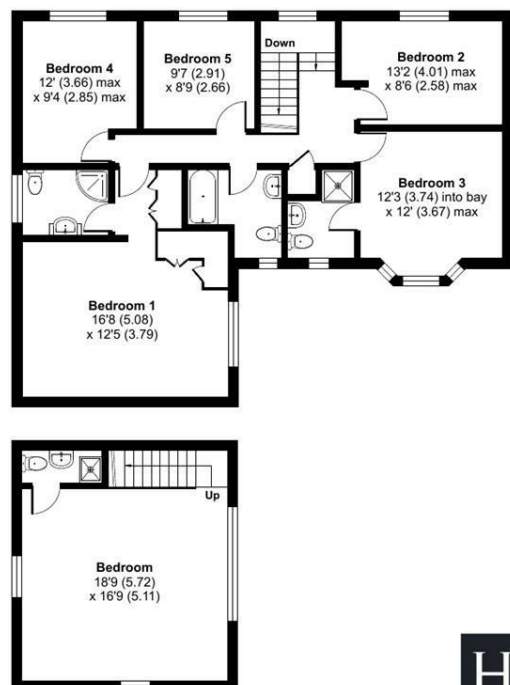
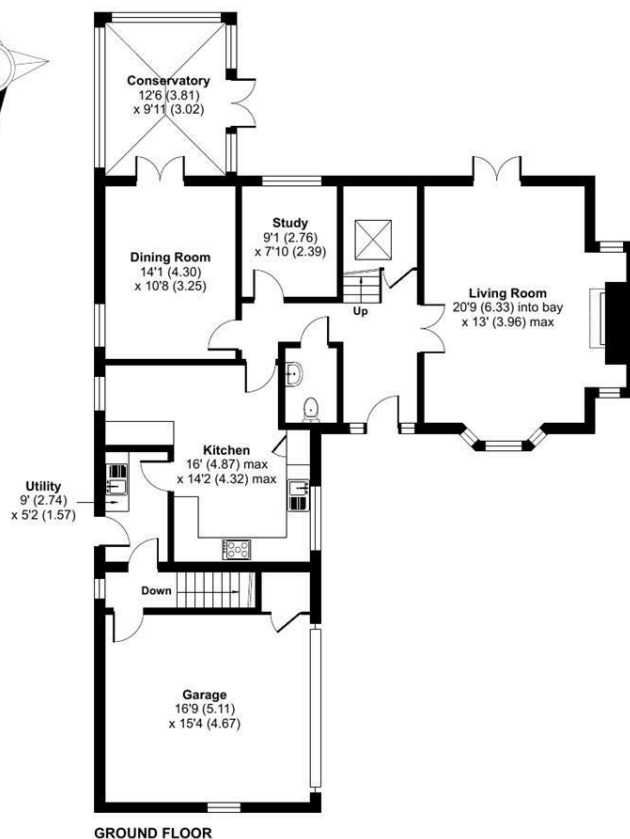
Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Moreton Hall.

THE PROPERTY

The property provides principal access via a covered external Porch which opens into a welcoming Entrance Hall, this providing ample space for storing boots and coats following walks in the surrounding countryside, alongside a door which opens immediately to the right into a well proportioned Living Room, with bay-window overlooking the front elevation, a further window to the rear, and a wonderful feature inglenook housing a "living flame" effect electric-fire.



Approximate Area = 2075 sq ft / 192.8 sq m
 Garages = 630 sq ft / 58.5 sq m
 Total = 2705 sq ft / 251.3 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). © nrichcom 2025. Produced for Halls. REF: 1346340



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



6 Bedroom/s



4 Bath/Shower
Room/s



Turning left from the Entrance Hall, access is provided into a Study, perfect for those working from home, a Cloakroom, and a Dining Room which leads through to a Conservatory, this allowing for a range of future usages, be that for more formal dining occasions, as a Family Room, or as a further Reception Room.

The ground floor accommodation is completed by a spacious Kitchen/Breakfast Room which comprises a selection of fitted base and wall units, dual-aspect windows, and planned space for a breakfast table, as well as a door which leads through to a useful Utility Room with external door directly onto the gardens.

Stairs rise from the Entrance Hall to a first floor landing where doors allows access into five well proportioned Bedrooms, with Bedrooms One and Two enjoying adjoining En-Suites, and with Bedroom One further benefitting from a range of integrated wardrobes.

Notably, the property also offers a sixth Bedroom, this extending to over 300 sq ft and enjoying an adjoining En-Suite whilst being conveniently situated above the garage and offering scope for those seeking multi-generational or guest accommodation.

OUTSIDE

The property is approached over a quiet cul-de-sac serving a select number of properties onto a substantial tarmac/gravel driveway providing ample space for the parking and manoeuvring of multiple vehicles, this leading on to a double Garage (approx. 5.11m x 4.67m) with a metal up-and-over front access door, internal door from the property, and with power and light laid on.



The gardens are a particularly notable feature of the property and extend, in all, to around 0.35ac, whilst enjoying a desirable south/west aspect which allows for full sun throughout the day, whilst being perfectly suited to families with a generous expanse of lawn complemented by a range of established trees and attractive floral beds, as well as a paved patio area which represents an ideal space for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Hall;

Living Room: 6.33m x 3.96m

Dining Room: 4.30m x 3.25m

Conservatory: 3.81m x 3.02m

Study: 2.76m x 2.39m

Cloakroom:

Kitchen/Breakfast Room: 4.87m x 4.32m

Utility Room: 2.74m x 1.57m

- First Floor -

Bedroom One: 5.08m x 3.79m

En-Suite:

Bedroom Two: 4.01m x 2.58m

En-Suite:

Bedroom Three: 3.74m x 3.67m

Bedroom Four: 3.66m x 2.85m

Bedroom Five: 2.91m x 2.66m

Family Bathroom:

Bedroom Six: 5.72m x 5.11m

En-Suite:



DIRECTIONS

From our Ellesmere office, proceed north along Cross Street and, when reaching a roundabout, take the third exit, turning left shortly afterwards onto Swan Hill. Continue on Swan Hill for around 0.2 miles until a left hand turn leads into Hillcrest; follow the road round to the right until reaching a T junction, here turn left and number 41 will be positioned on the left, identified by a Halls "For Sale" board.

W3W

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AML (ANTI-MONEY LAUNDERING) 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.

SERVICES

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

TENURE

The property is said to be of freehold tenure and 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 ' G ' on the Shropshire Council Register.

VIEWINGS

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

FOR SALE

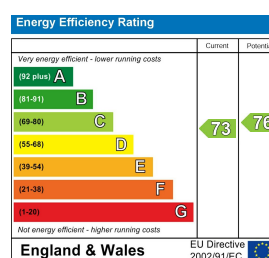
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



Halls 1845

01691 622602

Ellesmere Sales

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