



FOR SALE

Offers in the region of £335,000

4 Mulberry Avenue, Ellesmere, SY12 9PW

A substantial three-bedroom detached bungalow providing around 1,300 sq ft of well proportioned living accommodation which now offers excellent potential for modernisation, alongside generous gardens, driveway parking, and a double garage; peacefully positioned in a quiet cul-de-sac within a popular development.



Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)

(All distances approximate)



- Detached Bungalow
- Well Proportioned Accommodation
- Requiring Modernisation
- Driveway and Double Garage
- Generous Gardens
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 4 Mulberry Avenue in Ellesmere for sale by Private Treaty and with the benefit of no onward chain.

An excellent opportunity to acquire a detached three-bedroom bungalow occupying an attractive position within a popular residential development. Offering spacious and well-proportioned accommodation throughout, the property now requires a programme of modernisation, presenting purchasers with the opportunity to refurbish and personalise the accommodation to their own individual requirements.

The bungalow stands within established gardens extending to approximately 0.15 acres, enjoying a good degree of privacy with mature trees, shrubs and lawned areas. A private driveway provides ample off-road parking together with access to the attached double garage.

SITUATION

4 Mulberry Avenue occupies a peaceful cul-de-sac 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.

W3W

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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.

DIRECTIONS

Leave our Ellesmere office to the north along Cross St and take the first exit at the roundabout onto Willow Street. Continue on Willow Street for around 0.2 miles until a right hand turn (signposted St.Martins) lead onto Trimpley Street. Proceed on Trimpley Street for 0.3 miles and turn left onto Cherry Drive. Follow Cherry Drive for a further 0.2 miles and turn right onto Almond Drive where, shortly after, a further right hand turn leads onto Mulberry Avenue, where number 4 will be situated on the left and identified by a Halls "For Sale" board.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



THE PROPERTY

The accommodation is well arranged and offers generous proportions throughout, providing an excellent opportunity for a purchaser to undertake a comprehensive programme of refurbishment and create a home tailored to their own tastes and requirements. A welcoming entrance hall gives access to all principal rooms, with the spacious living and dining room forming the heart of the home. This light-filled reception space enjoys a pleasant outlook over the rear garden and opens directly into the conservatory, providing an additional reception area from which to enjoy the established surroundings throughout the year.

The kitchen is fitted with a range of wall and base units and offers ample space for informal dining, whilst also presenting obvious potential for reconfiguration or replacement as part of a modernisation programme. The accommodation is completed by three well-proportioned bedrooms, all served by a generous family bathroom together with a separate cloakroom, providing a practical layout for both family living and those seeking single-storey accommodation.

An attached double garage can be accessed directly from the property and offers excellent storage space, together with further potential for conversion into additional living accommodation, a home office, or hobby room, subject to the necessary planning permissions and building regulations.

OUTSIDE

The property is approached over a driveway providing off-road parking and access to the attached double-garage.

The rear gardens are a particular feature, extending to approximately 0.15 acres and enjoying an excellent degree of privacy. Predominantly laid to lawn, the gardens incorporate mature trees, established shrub borders, flowering beds and paved seating areas together with an attractive timber arbour, providing a delightful setting for relaxation and outdoor entertaining.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band 'E' 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

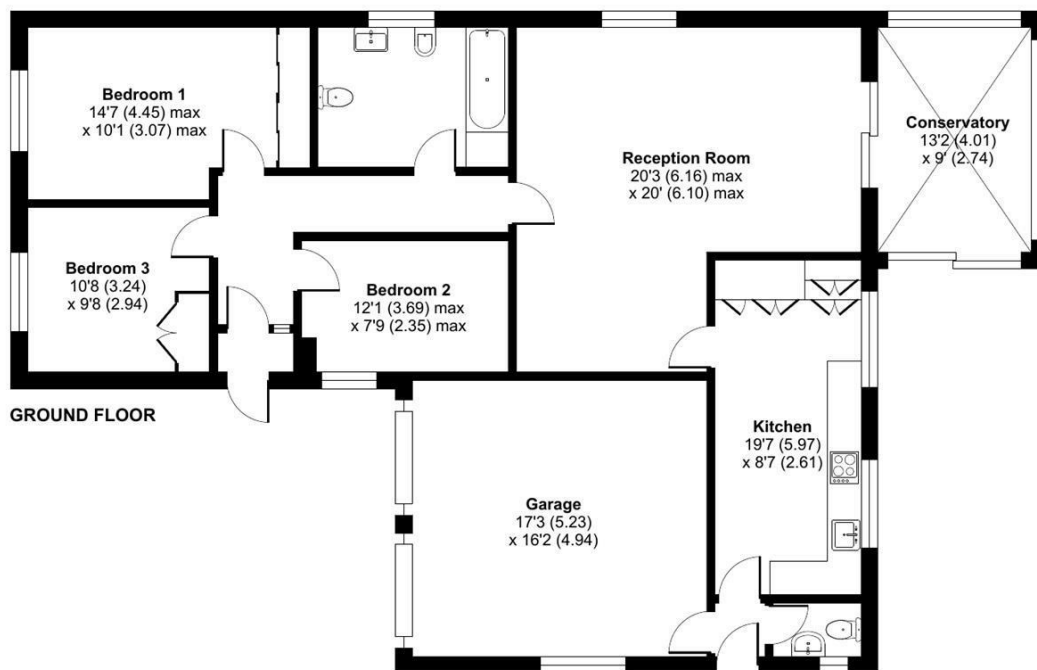
By appointment through Halls, The Square, Ellesmere, Shropshire.

FOR SALE

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Approximate Area = 1262 sq ft / 117.2 sq m
Garage = 280 sq ft / 26 sq m
Total = 1542 sq ft / 143.2 sq m
For identification only - Not to scale

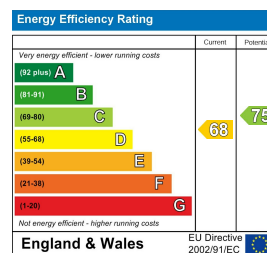


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1484548

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

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