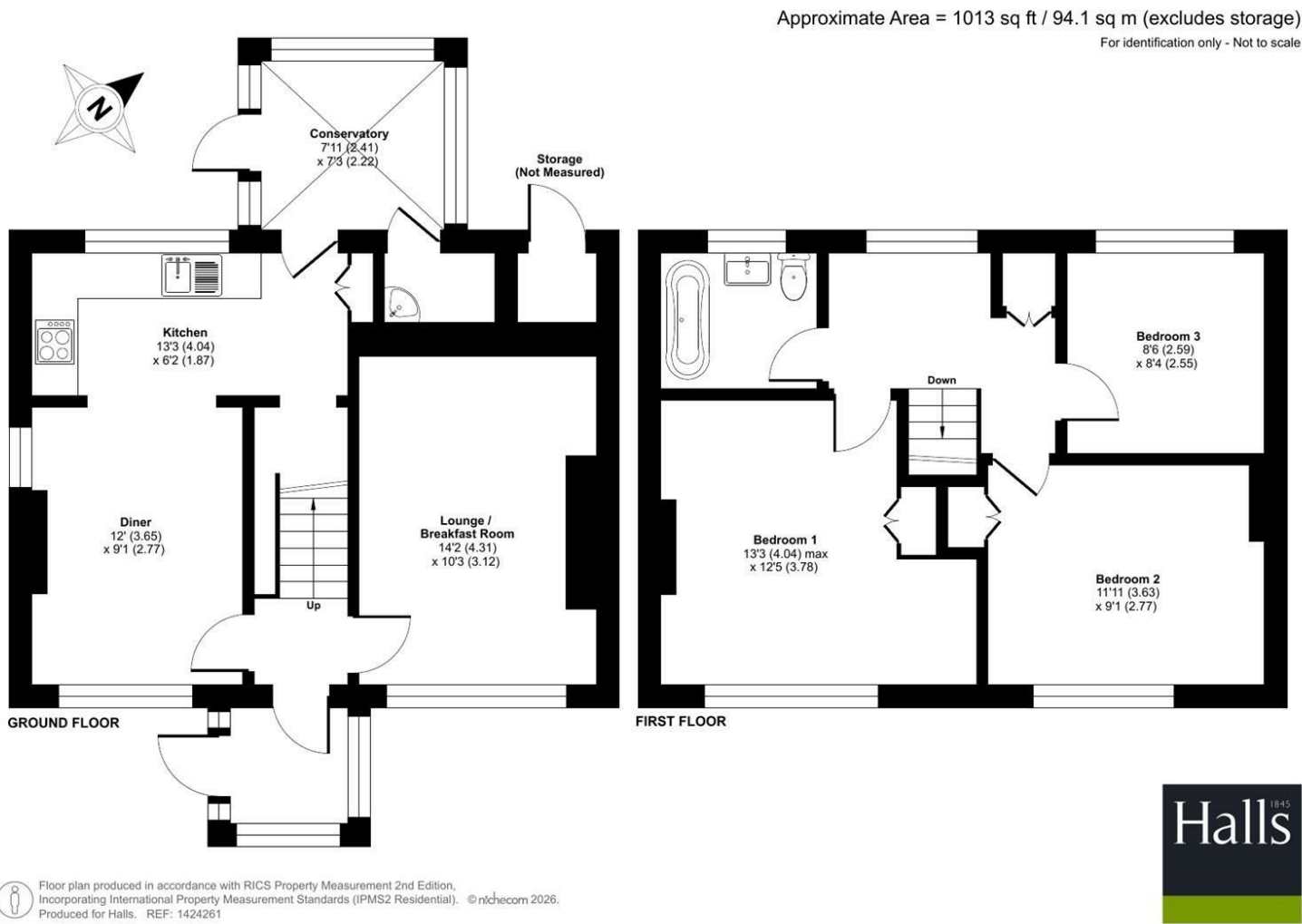


FOR SALE

12 Cambria Avenue, Ellesmere, Shropshire, SY12 0BQ



FOR SALE

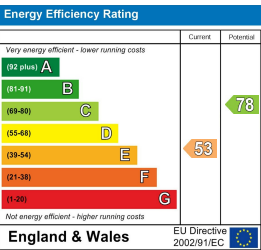
Offers in the region of £239,995

12 Cambria Avenue, Ellesmere, Shropshire, SY12 0BQ

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 comprehensively modernised and impeccably presented three-bedroom semi-detached family home boasting around 1,000 sq ft of living accommodation, alongside generous gardens with driveway parking, 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@halls.gb.com



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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



- **Comprehensively Modernised**
- **Impeccably Presented Family Home**
- **Circa 1,000 sq ft**
- **Driveway Parking**
- **Generous Gardens**
- **Popular edge of town location**

DESCRIPTION

Halls are delighted with instructions to offer 12 Cambria Avenue in Ellesmere for sale by private treaty.

12 Cambria Avenue is a mature three-bedroom semi-detached family home which provides well proportioned living accommodation extending to around 1,000 sq ft, comprising a selection of comfortably sized rooms perfectly suited to family living, which has been comprehensively modernised.

The property is complemented by large rear gardens which, at present feature an expanse of lawn joined by a concrete patio area and garden storage shed, with ample driveway parking to the front.

SITUATION

12 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 right into a welcoming Living Room with window onto the front elevation and ample space for seating.

Turning left from the Entrance Hall, one enters a versatile Dining Room, ideal for more formal occasions or for use as a family room, again with a window overlooking the front and an archway which leads through to the Kitchen, this comprising a selection of fitted units with work surfaces over, with views across the rear gardens. A door leads from the kitchen into the conservatory from where a downstairs w/c can be accessed.

Stairs rise from the Entrance Hall to a first floor landing featuring a useful storage cupboard, from where doors provide access into three well proportioned Bedrooms, with the Master and Bedroom two enjoying recessed storage cupboards. The bedrooms are served by a family Bathroom comprising a freestanding bath, with an overhead shower, low-flush WC, and hand basin.

OUTSIDE

The property is approached over a paved driveway situated to the side of the property, with the driveway flanked to one side by an area of lawn intersected by a paved walkway which culminates at the front door.

The gardens are a particularly attractive feature of the property, and have been lovingly improved and maintained by the current vendors. The rear garden has been recently landscaped and features a paved patio area, providing an ideal space for outdoor dining and entertaining. A circular feature pond creates an attractive focal point, while a gravel pathway leads through the garden to well-maintained lawns. The garden is bordered by established flower beds, mature trees, and hedging. A charming pergola walkway adds character and leads toward the rear section of the garden, where additional planting areas and useful garden structures can be found.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hal:
Living Room: 4.31m x 3.12m
Dining Room: 3.65m x 2.77m
Kitchen: 4.04m x 1.87m
Conservatory: 2.41m x 2.22m

- First Floor -
Bedroom One: 4.04m x 3.78m
Bedroom Two: 3.63m x 2.77m
Bedroom Three: 2.59m x 2.55m
Family Bathroom:

W3W

///cute.outhouse.beams

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 Trimpley 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 right 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.

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.