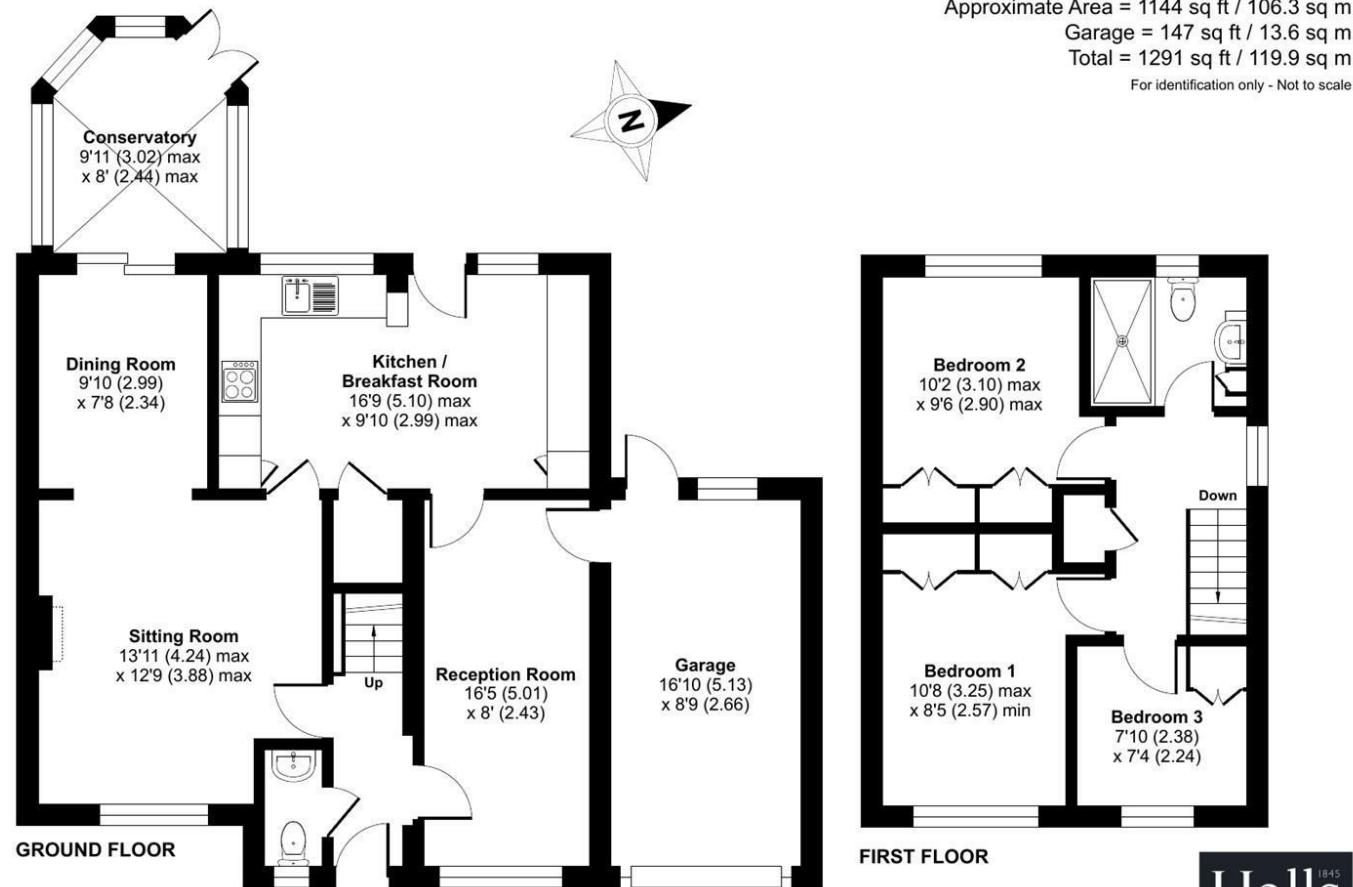


FOR SALE

2 Diksmuide Drive, Ellesmere, SY12 9QA



FOR SALE

Offers in the region of £300,000

2 Diksmuide Drive, Ellesmere, SY12 9QA

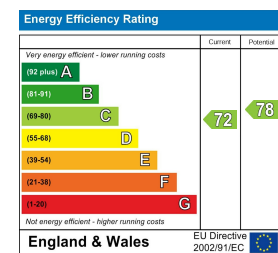
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Halls. REF: 1470987



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 well proportioned three-bedroom detached family home boasting thoughtfully designed living accommodation, integral single garage, and front and rear gardens, conveniently situated in a popular residential location within walking distance of Ellesmere town centre.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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

All distances approximate.



3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached Family Home
- Three Bedrooms
- Over 1,100 sq ft
- Conservatory
- Driveway and Garage
- Walking Distance to Town Centre

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.

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, number 2 will be situated on the right, identified by a Halls "For Sale" board.

W3W

///reinvest.buckets.encoder

THE PROPERTY

The property is principally accessed from the south into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the left into a Cloakroom, with a further door leading through to a welcoming Living Room, this featuring a window onto the front elevation and ample space for seating. An archway leads through from the Living Room to a versatile Reception Room, allowing a seamless and particularly sociable layout, which could serve for more formal dining occasions or for use as a family or play room., with the Reception Room leading through, via sliding doors to a Conservatory with views over the gardens and door which exit onto the same.

Turning right from the Entrance Hall one enters into the formal Dining Room with further space for seating and a door provides access directly into the Garage.

The ground floor accommodation is completed by a Kitchen situated to the rear of the property which enjoys a range of fitted base and wall units, alongside a window overlooking the garden and a door which opens onto the rear gardens.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, and from where access is provided into three comfortably sized Bedrooms, all served by a Family Bathroom which comprises a fitted suite featuring a walk in shower, low-flush WC, and hand basin.

OUTSIDE

The property is approached onto a tarmac driveway which leads on to a single garage (approx. 5.13m x 2.66m) with metal up-and-over front access door, and with power and light laid on, with the driveway flanked to one side by an area of lawn and all retained within a mature hedge boundary, providing the property with an increased level of privacy.

At present, the rear gardens feature an attractive paved patio area ideal for outdoor dining and entertaining, with steps which lead down to an area of lawn bordered by a number of established trees and floral beds.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Living Room: 4.24m x 3.88m
Dining Room: 2.99m x 2.34m
Conservatory: 3.02m x 2.44m
Kitchen: 5.10m x 2.99m
Reception Room: 5.01m x 2.43m
Cloakroom:

- First Floor -
Bedroom One: 3.25m x 2.57m
Bedroom Two: 3.10m x 2.90m
Bedroom Three: 2.38m x 2.24m
Family Bathroom:

SERVICES

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

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 '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.