



FOR SALE

Offers in the region of £360,000

29 Cambria Avenue, Ellesmere, SY12 0BG

A substantial and individual five-bedroom detached period home offering approximately 1,600 sq ft of versatile living accommodation, complemented by generous established gardens and ample driveway parking; conveniently positioned within easy reach of Ellesmere town centre.



Oswestry (8 miles), Wrexham (12 miles), Whitchurch (13 miles), Shrewsbury (17 miles)

All distances approximate.



- Detached Family Home
- Around 1,600 sq ft
- Versatile Arrangement
- Ample Driveway Parking
- Generous Gardens
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 29 Cambria Avenue in Ellesmere for sale by private treaty.

29 Cambria Avenue is an attractive and particularly spacious detached period home, offering well-proportioned and highly adaptable accommodation arranged over two floors. The house retains much of the character and scale associated with its period, while later additions have created a practical layout extending to approximately 1,600 sq ft.

A particular feature is the generous rear garden, which provides an established and comparatively private setting with lawns, mature planting and productive garden areas. Together with the ample reception space, flexible bedroom arrangement and convenient position, the property represents an appealing family home within the popular market town of Ellesmere.

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SITUATION

29 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.

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 Trimpey 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 left and identified by a Halls "For Sale" board.

THE PROPERTY

The accommodation is entered through a covered porch into a central hallway, from which the principal ground-floor rooms are accessed. To the front is a well-proportioned reception room with a bay window and traditional fireplace, while a second, larger sitting room features a wood-burning stove and opens into the adjoining sun room. This light-filled addition enjoys views over the garden and provides direct access to the rear terrace.



4 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



The spacious kitchen and dining room forms the practical centre of the house and is fitted with a comprehensive range of timber-fronted units, broad work surfaces and integrated cooking appliances, with ample room for everyday dining. A utility room, cloakroom and useful home office complete the ground-floor accommodation.

On the first floor, the landing serves four established bedrooms together with a further office or occasional fifth bedroom. The principal bedroom is particularly well proportioned, while the remaining bedrooms provide excellent flexibility for family life, guests or working from home. There is also a contemporary family bathroom and a separate shower room.

OUTSIDE

The property is approached over a broad gravelled frontage, providing useful off-road parking and access along the side of the house.

To the rear, a paved terrace adjoins the house and provides an attractive setting for outdoor dining and entertaining. Beyond lies a generous lawned garden, interspersed with mature trees, flowering shrubs and established borders. Further areas have been arranged for fruit growing and vegetable cultivation, with raised beds and productive planting contributing to the garden's character.

The depth and maturity of the gardens are notable for a property in this location, creating a pleasant and well-screened outdoor space with considerable scope for continued cultivation or more informal family use.

SERVICES

The property is understood to be served by mains water, drainage, gas, and electrics.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band E on the local authority register.

AML

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

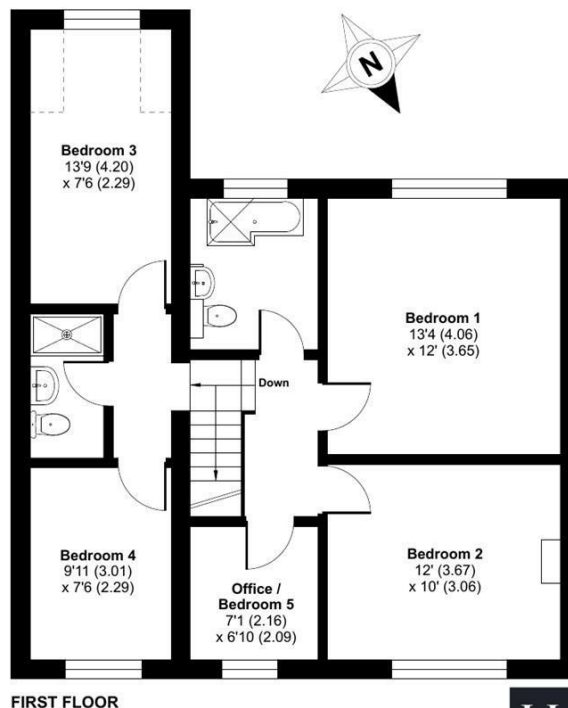
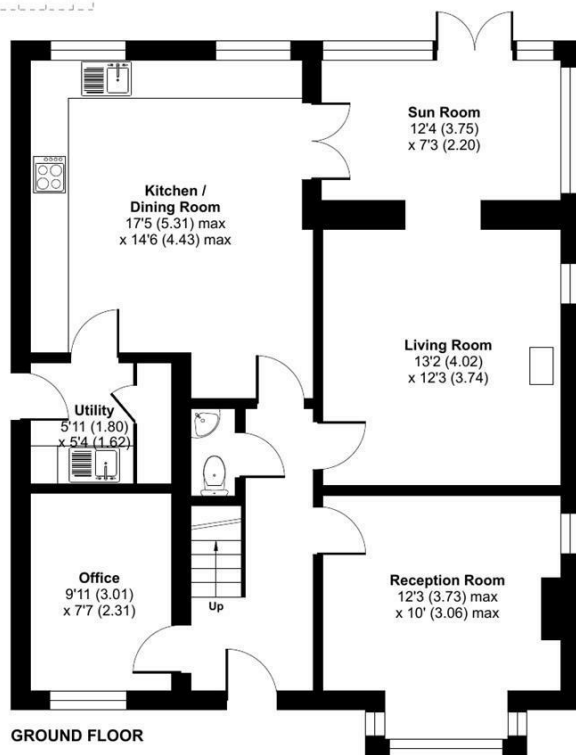
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

29 Cambria Avenue, Ellesmere, SY12 0BG

Denotes restricted head height

Approximate Area = 1596 sq ft / 148.3 sq m
Limited Use Area(s) = 14 sq ft / 1.3 sq m
Total = 1610 sq ft / 149.6 sq m
For identification only - Not to scale

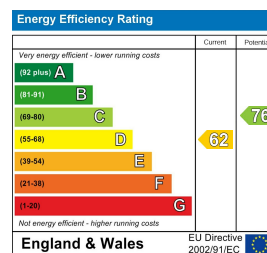


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Halls. REF: 1492461

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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