



FOR SALE

Auction Guide Price £80,000 - £100,000

19 Willow Street, Ellesmere, SY12 0AL

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A well proportioned two-bedroom town-centre cottage boasting deceptively spacious and freshly modernised living accommodation, alongside a rear courtyard able to serve as gardens or off-street parking, conveniently situated within the heart of Ellesmere.



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

All distances approximate.



- **New Internal Decor & Kitchen**
- **Stylishly Presented**
- **Circa 750 sq ft**
- **Two Double Bedrooms**
- **Off-Street Parking or Courtyard Garden**
- **Town Centre Location**

DESCRIPTION

Halls are delighted with instruction to offer 19 Willow Street in Ellesmere for sale by private treaty.

19 Willow Street benefits from a recent scheme of modernisation works, including a new fitted kitchen, updated decor, and new flooring, and now provides around 750 sq ft of well proportioned and stylishly presented living accommodation situated across two generous floors, with ground floor reception rooms complemented by two spacious double bedrooms.

The property is joined by versatile external space to the rear which is currently utilised as off street parking but which could readily be transformed into an attractive courtyard garden, this joined by a useful storage shed.

SITUATION

19 Willow Street lies just a stone's throw from 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 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.

DIRECTIONS

From our Ellesmere turn immediately right onto Market Street and proceed until Market Street reaches Willow Street, here, turn right again and continue for around 80 yards, where the property will be positioned on the right and identified by a Halls "For Sale" board.

W3W

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THE PROPERTY

The property is principally accessed via a pitched external Porch, from where a front door opens into a generously sized Living Room, with a window overlooking the front elevation and ample space for seating arranged before a centrally positioned chimney breast boasting a raised heart and surround.

A door leads from the Living Room through to a Kitchen/Breakfast Room positioned at the rear of the property, this featuring a newly installed selection of fitted base and wall units with work surfaces over, alongside a window overlooking the courtyard garden. The room further benefits from a door which opens into a useful understairs storage cupboard.

Stairs rise from the Kitchen to a first floor landing, where doors provide access into two comfortably proportioned Bedrooms, each able accommodate double beds and served by a spacious Bathroom comprising an attractive fitted suite featuring a panelled bath, low-flush WC, and pedestal hand basin, alongside a large linen closet.

OUTSIDE

The rear of the property encompasses a versatile courtyard which is presently utilised for off-street parking. Should parking not be required, the rear external space could readily be transformed into a private courtyard gardens and benefits from a useful storage shed.

SERVICES

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

TENURE & POSSESSION

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, Shropshire, SY2 6ND



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



COUNCIL TAX

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

VIEWINGS

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

METHOD OF SALE

19 Willow Street will be offered for sale by Public Auction on Friday 24th July 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)

19 Willow Street will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or Gough-Thomas & Scott Solicitors of Ellesmere, 8 Willow Street, Ellesmere SY12 0AQ (Hannah Tomley) prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

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.

BUYERS PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 3.5% of the purchase price, plus VAT or a minimum fee of £4000, plus VAT (£4800). This will apply if the property is sold before, at or after the Auction.

*GUIDE PRICE RESERVE

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

** IMPORTANT ANTI-MONEY LAUNDERING (AML) CHECKS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

BIDDING ON BEHALF OF ANOTHER PARTY

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

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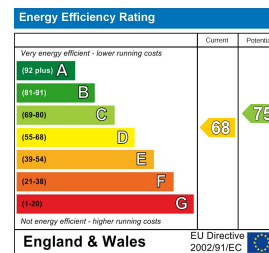
19 Willow Street, Ellesmere, SY12 0AL



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



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Ellesmere Sales
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