

**FOR SALE**

Offers in the region of £275,000

3 Elderberry Close, Ellesmere, SY12 9FD

A recently constructed and yet much improved three-bedroom semi-detached home boasting impeccably presented living accommodation, double-width driveway, and easily maintained gardens featuring a bespoke timber outbuilding, conveniently situated within a modern development on the edge of Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles), Wrexham (12 miles) and Chester (28 miles)

(All distances approximate)



- Recently Constructed
- Much Improved
- Beautifully Presented
- Gardens with Bespoke Timber Outbuilding
- Double Width Tarmac Driveway
- Well Regarded Modern Development

DESCRIPTION

Halls are delighted with instructions to offer 3 Elderberry Drive for sale by Private Treaty.

The property was initially constructed in 2022 and forms part of a well regarded modern development. Since construction, the property has been subject to a scheme of improvement works which includes the installation of a brand new kitchen, a smart heating system, and an array of decorative enhancements, with the property now providing around 950 sq ft of carefully crafted and stylishly appointed living accommodation.

The property is positioned within gardens which have, again, been subject to improvement with, to the fore, a widened double-width tarmac driveway providing space for multiple vehicles. The rear gardens have been adapted with ease of maintenance in mind at currently feature an expanse of artificial lawn bordered by paving, alongside a bespoke timber outbuilding ideal for a variety of usages.

SITUATION

3 Elderberry Drive is situated within a quiet cul-de-sac on the fringe of a modern development positioned on the the perimeter of the lakeland town of Ellesmere, which boasts a respectable range of day to day amenities, including Schools, Supermarket, Restaurants, Public Houses, Medical Facilities, and a range of independent Shops, whilst retaining a convenient proximity to the larger market towns of Oswestry and Whitchurch which, between them, provide a more comprehensive array of facilities. The nearby county centres of Wrexham and Shrewsbury lie to the north and south respectively and enjoy an exhaustive offering of amenities, including cultural and artistic attractions.

W3W

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DIRECTIONS

Leave the centre of Ellesmere via the B5068 in the direction of St.Martins, continuing for around 0.3 miles until a left hand turn leads on to Cherry Drive; proceed down Cherry Drive for circa 0.2 miles until a right hand turn leads in to Almond Drive where, shortly after, the second right hand turn leads into Elderberry Close, where the property is situated immediately on the left and identified by a Halls "For Sale" board.

SCHOOLING

Within a convenient proximity are a number of well-regarded educational establishment, including Lakelands Academy, Ellesmere Primary School, Shrewsbury School, Ellesmere College, Shrewsbury High School, The Priory, Prestefelde Prep. Moreton Hall, Packwood Haugh, and Adcote School for Girls.

THE PROPERTY

The property is principally accessed via a covered external Porch which opens into an Entrance Hallway where stairs rise to the first floor. From the Hallway a door open immediately to the right into a spacious Living Room with attractive bay-style window onto the front elevation, ample space for seating, and a useful understairs storage cupboard.



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



From the Living Room a door opens into an thoughtfully designed Utility Space with a worktop providing planned space for white goods below, alongside a door which allows access into a ground floor Cloakroom featuring a hand basin and WC. The accommodation then segues through to a stylishly appointed and particularly social Kitchen/Dining Room which boasts a recently upgraded kitchen comprising a selection of attractive base and wall units with a range of integrated appliances, alongside a seating area situated before patio doors which exit directly on to the gardens.

Stairs rise to a first floor landing with recessed storage cupboard, from where doors allow access into three comfortably sized Bedrooms, ideally proportioned for families, Bedrooms One and Two enjoy fitted wardrobes with Bedroom One also enjoying a bay-style window which the Living Room, alongside an adjoining En-Suite Shower Room. A Family Bathroom serves Bedrooms Two and Three and comprises a panelled bath, low-flush WC, and hand basin. The property also benefits from a boarded loft.

OUTSIDE

The property is accessed over a widened double-width tarmac driveway with ample space for multiple vehicles, this enclosed within a gravelled border which leads on to a paved pathway leading to both the front door and a rear timber gate.

The rear gardens have been significantly improved to allow for ease of maintenance

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 5.31m x 3.43m

Utility: 2.29m x 1.49m

Cloakroom:

Kitchen/Dining Room: 4.60m x 3.04m

- First Floor -

Bedroom One: 4.02m x 3.86m

En-Suite:

Bedroom Two: 3.67m x 2.67m

Bedroom Three: 3.38m x 1.85m

Family Bathroom:

SERVICES

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

TENURE

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.

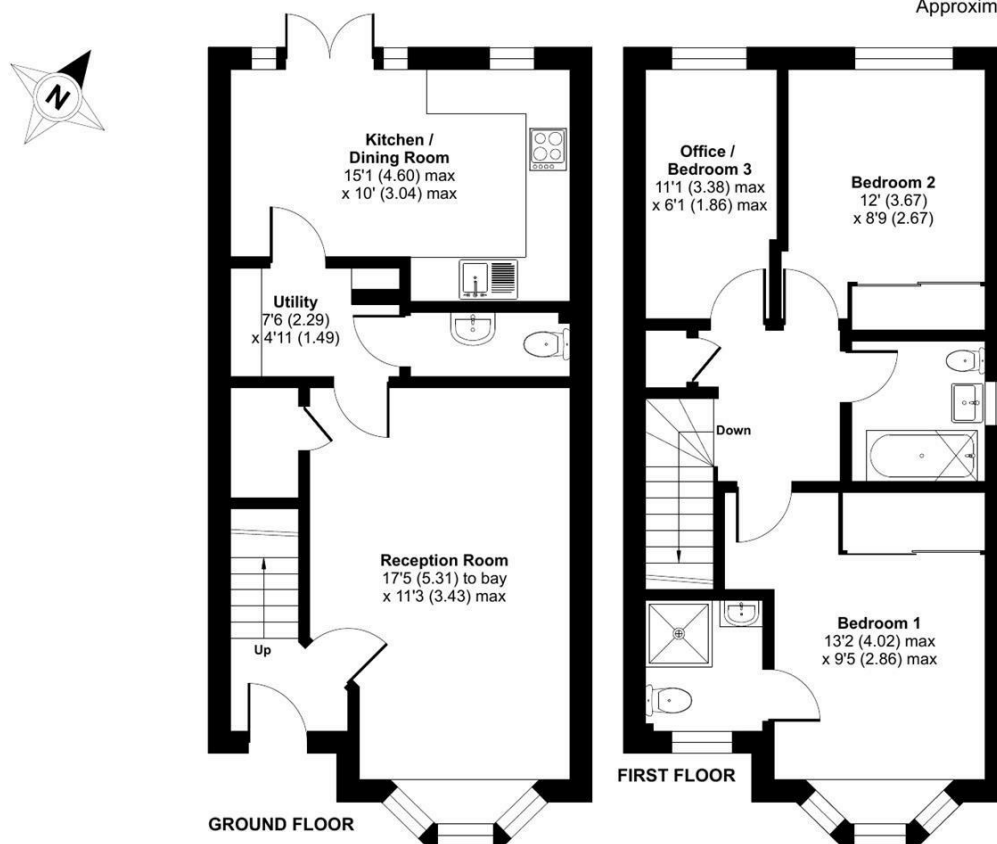
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

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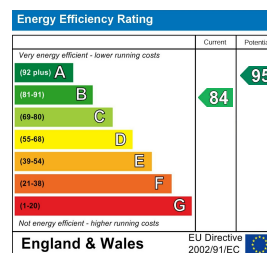
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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