



FOR SALE

Offers in the region of £369,995

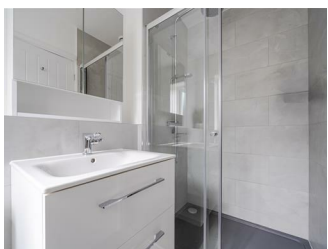
1 Magnolia Drive, Ellesmere, SY12 9PN

A comprehensively modernised three-bedroom detached bungalow boasting around 1,300 ft² of stylishly presented and sociably arranged living accommodation situated across a single storey, complemented by generous gardens, ample parking, and a single garage and positioned on the perimeter of a popular development on the edge of Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)

(All distances approximate)



- **Detached Bungalow**
- **Generous Internal Accommodation**
- **Master with En-Suite**
- **Driveway and Garage**
- **Large Gardens**
- **Edge of Town Location**

DESCRIPTION

Halls are delighted with instructions to offer 1 Magnolia Drive in Ellesmere for sale by private treaty and with the benefit of no onward chain.

1 Magnolia Drive is an immaculately presented detached bungalow which has been comprehensively renovated and modernised throughout to create a stylish, contemporary home offering spacious single-storey accommodation in a sought-after residential location. Finished to an exceptional standard, the property combines modern open-plan living with beautifully appointed bedrooms, landscaped gardens and generous off-road parking, making it ideally suited to families, downsizers and those preferring single-storey living.

The accommodation is centred around an impressive open-plan kitchen, dining and living space, flooded with natural light and extending seamlessly into a spacious conservatory overlooking the rear garden. The property further benefits from three bedrooms, including a principal bedroom with en-suite facilities, together with a contemporary family bathroom, utility room and integral garage.

SITUATION

1 Magnolia Drive is enviably positioned on the perimeter of a popular development within walking distance to 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 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.

W3W

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DIRECTIONS

Leave our Ellesmere office to the north along Cross St and take the first exit at the roundabout onto Willow Street. Continue on Willow Street for around 0.2 miles until a right hand turn (signposted St.Martins) lead onto Trimpley Street. Proceed on Trimpley Street for 0.3 miles and turn left onto Cherry Drive. Follow Cherry Drive for a further 0.3 miles and the entrance to Magnolia Drive will be situated on the right, with number 1 identified by a Halls "For Sale" board.

THE PROPERTY

A covered entrance opens into a welcoming reception hall with useful storage, providing access to all principal rooms.



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



The superb open-plan kitchen, dining and living room forms the heart of the home, offering generous proportions for both everyday living and entertaining. The contemporary kitchen is fitted with a stylish range of units incorporating integrated appliances, complemented by marble-effect work surfaces and ample preparation space. The adjoining dining and sitting areas provide excellent versatility, whilst French doors open into the conservatory, creating an additional reception space with delightful views over the rear gardens.

The utility room is fitted with matching units, plumbing for appliances, sink unit and a courtesy door providing access to the side of the property.

The principal bedroom is a spacious double room benefiting from fitted wardrobes and a well-appointed en-suite shower room. There are two further bedrooms, both of good proportions, served by a contemporary family bathroom fitted with a modern white suite.

THE ACCOMMODATION COMPRISES:

Entrance Hall:

Kitchen/Dining Room: 8.95m x 6.14m

Utility Room: 2.82m x 2.48m

Conservatory: 3.07m x 2.97m

Family Bathroom:

Bedroom One: 4.58m x 3.15m

En-Suite:

Bedroom Two: 3.50m x 2.33m

Bedroom Three: 3.31m x 2.92m

GARDENS

The property occupies a generous plot with attractive, enclosed rear gardens enjoying an excellent degree of privacy. Predominantly laid to lawn, the gardens are complemented by established trees, mature shrub borders and paved seating areas, creating an ideal setting for outdoor entertaining and family enjoyment. A greenhouse and garden shed are also included.

PARKING & GARAGE

To the front, a substantial block-paved driveway provides off-road parking for several vehicles and leads to the integral garage with power and lighting.

SERVICES

We understand that the property has the benefits of mains water, gas, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band 'E' on the Shropshire Council Register.

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.

N.B.

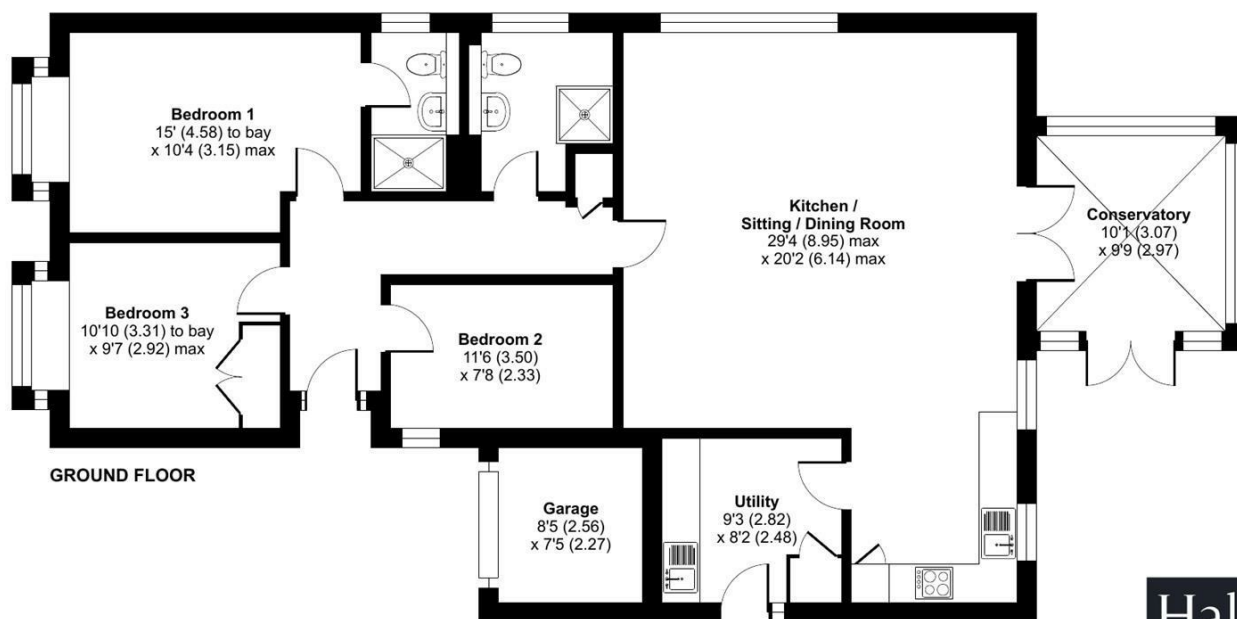
Please note the joint vendor of this property is Director of Halls.

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Approximate Area = 1279 sq ft / 118.8 sq m
Garage = 59 sq ft / 5.5 sq m
Total = 1338 sq ft / 124.3 sq m
For identification only - Not to scale

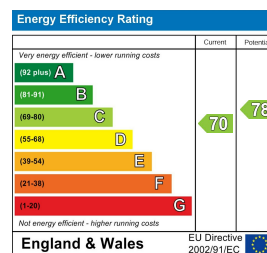


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Halls. REF: 1484475

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

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



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