



Well Presented End Terraced Cottage

3 Bedrooms

Large Detached Single Garage

Large Conservatory Addition

Private, Well Maintained Garden

Impressive Inglenook Fireplace

Willow Cottage

Horsemans Green, Nr Whitchurch SY13 3DY

Offers in the Region Of £295,000



If you are looking to 'escape to the country', away from the hustle and bustle of life, yet not feel isolated, then this could very well be the home for you!

The current owners have cleaned, re-decorated, fitted brand new carpets and tidied the garden so that it may be approached with every confidence and an internal inspection is therefore strongly recommended.

The spacious conservatory addition has effectively created an additional reception room and is a lovely place to be, especially during the summer months, whilst the wide inglenook fireplace with its log burning stove in the sitting room is ideal for cosy nights in during the winter months.

All three bedrooms are evenly proportioned and there is a shower room.

The garden is screened by a mature hedge and enjoys a private aspect. It is a reasonable size and provides access to the wide block paved driveway and large single garage beyond.

It is pleasantly tucked away in a short cul-de-sac and is offered with the benefit of having **NO ONWARD CHAIN.**

Despite the postal address, it is actually located over the Welsh border, in the community of Hanmer (about 2 miles away), close to the border with Shropshire. Excellent road links provide swift travel by car to nearby Whitchurch (about 6 miles) and Wrexham (about 9 miles).

Whitchurch has its own railway station and boasts excellent shopping and dining experiences, together with an array of leisure facilities including the renowned Hill Valley Hotel, Golf & Spa.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Entrance Hall

Tiled floor, loft access hatch, multi-paned glazed door to inner hall and built-in cupboard with plumbing for washing machine.

Cloakroom 3' 8" x 3' 5" (1.12m x 1.04m)

Pedestal wash hand basin and close coupled WC. Tiled floor and radiator.

Sitting Room 16' 8" x 13' 6" max (5.08m x 4.11m max)

narrowing to 11' 8" (3.55m) Inglenook fireplace with wide oak beam and having exposed brick interior and incorporating log burning stove on quarry tiled hearth, 2 exposed ceiling beams, laminate flooring, wall mounted air conditioning unit, 3 wall light points, radiator and french double doors leading to the garden.

L-Shaped Kitchen/Diner 7' 6" x 7' 4" (2.28m x 2.23m)

and 10' 6" max x 6' 8" (3.20m max x 2.03m) Sink and drainer inset in base unit with cupboards below, further base units and wall cupboards, Hotpoint free-standing LPG cooker, free-standing Fridge/freezer, useful storage recess under stairs and french double doors leading to: -

Conservatory 15' 4" x 11' 1" (4.67m x 3.38m)

Tiled floor, uPVC double glazed windows and french double doors leading to rear garden.

FIRST FLOOR

Galleried Landing

Loft access hatch, exposed ceiling beam and airing cupboard housing Worcester wall mounted gas central heating boiler.

Bedroom 1 10' 8" x 8' 2" (3.25m x 2.49m)

Radiator and wall mounted air conditioning unit.

Bedroom 2 10' 4" x 8' 2" (3.15m x 2.49m)

Radiator.

Bedroom 3 8' 7" x 7' 5" (2.61m x 2.26m)

Radiator.

Shower Room 7' 5" x 5' 4" (2.26m x 1.62m)

Shower cubicle having mains mixer shower unit. Wash hand basin and WC inset in vanity unit with cupboards below, fully tiled walls, tiled floor, recessed ceiling spotlights and heated chrome towel rail.

OUTSIDE

Shared gravel main entrance leads to the block paved driveway with parking for at least 2 cars and leads to the **LARGE SINGLE GARAGE 18' 6" x 11' 4" (5.63m x 3.45m)** with electric roller door, lights and power.

Pedestrian gate and paved path leading to the front door.

Private, enclosed garden with 2 lawns, mature, neatly tended hedge, patio area with loose slate chippings, sunken LPG storage tank, bushes and shrubs.

Services

Mains water and electricity. Drainage via managed communal treatment plant (charge applicable).

Central Heating

LPG boiler supplying radiators and hot water.

Tenure

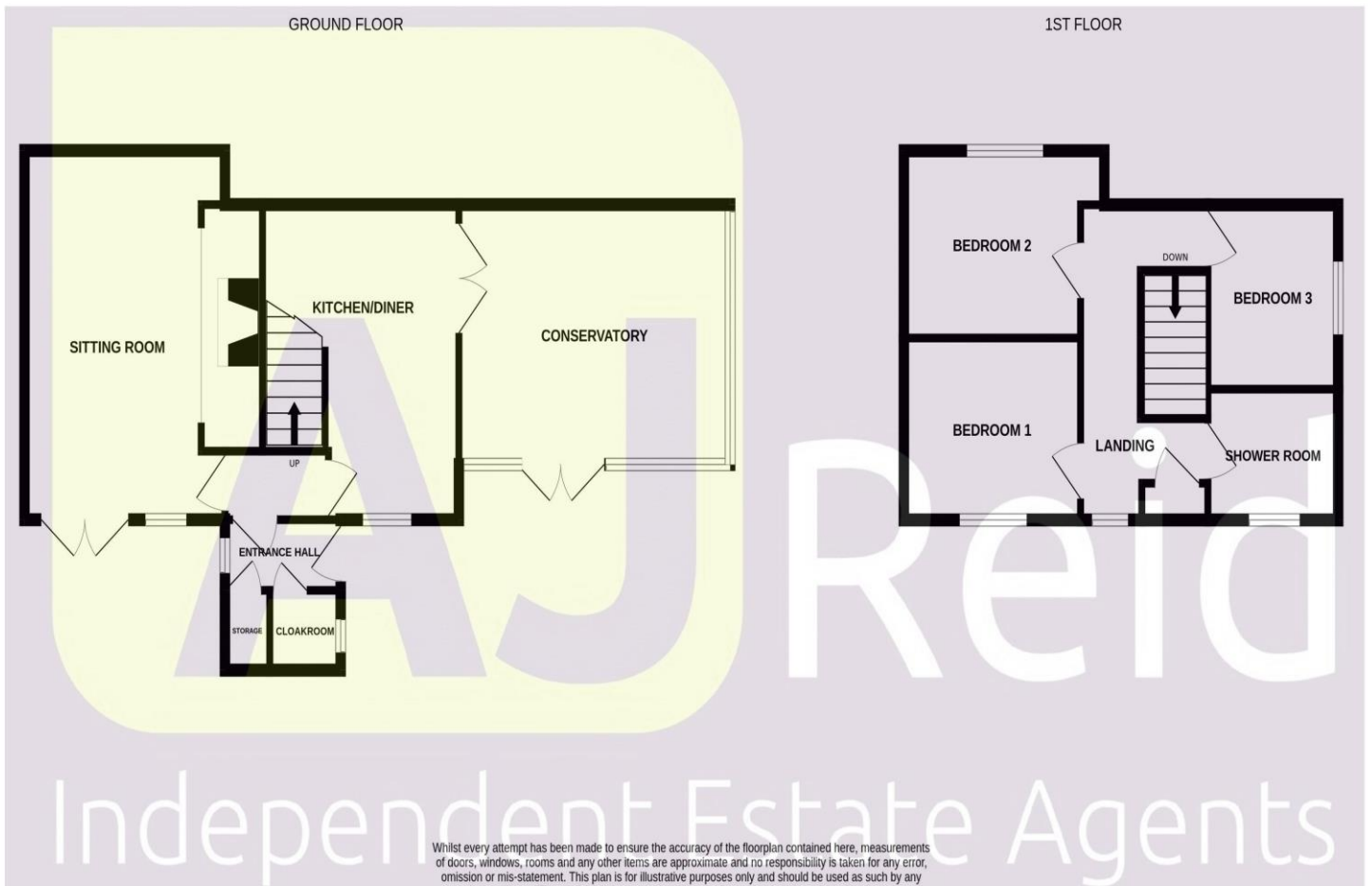
Freehold.

Council Tax

Wrexham Borough Council - Tax Band D.

Agents Note

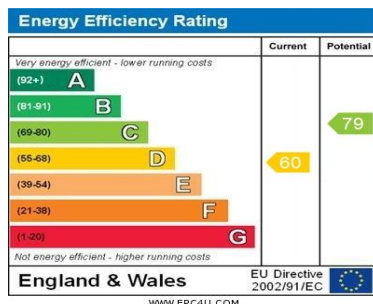
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From Whitchurch bypass, follow A525, signposted for Wrexham. Follow the road for approximately 5 miles and then turn left, signposted for Horsemen's Green. Follow the road and on entering the village proceed to the red post box and turn left. Take the first turning on the right hand side along the unmade driveway and the property is located immediately on the left hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



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