



Spacious Detached Family House

Well Stocked Gardens & Backing Onto Fields

Detached Double Garage

Generous Plot With Gardens To 4 Sides

3 Reception Rooms & 4 Double Bedrooms (1 En-Suite)

NO ONWARD CHAIN

2 Chapel View Cadney Lane
Bettisfield, Whitchurch SY13 2LU

£520,000



Big house, lovely gardens to 4 sides, fabulous rural views and NO ONWARD CHAIN are just some of the attributes of this detached family house, located in a short cul-de-sac of only 3 houses in this popular village location!

This large house has a brook directly to the rear and commands far reaching rural views over fields beyond.

It is in need of re-decoration and improvement to realise its full potential. For all that, you certainly get a lot of bricks and mortar for your money, including 3 separate reception rooms, a large kitchen/breakfast room, 4 double bedrooms (1 en-suite) and a family bathroom. In addition to parking in the driveway, there is a detached double garage and the delightful well-stocked gardens provide dedicated, private seating areas.

Bettisfield is a lovely, welcoming community with a mixture of properties of all types and ages, set amidst splendid rolling countryside on the Welsh/Shropshire border and within a stone's throw of the Shropshire Union canal.

The communication links are very good, with Chester (27.5 miles), Shrewsbury (18 miles), Oswestry (15.5 miles) and Wrexham (16 miles) within easy reach. The M56 is about 20 miles away and there is a railway station at Whitchurch as well as Shrewsbury and Chester (London Euston about 2 hours). The market towns of Whitchurch (7 miles), Ellesmere (6.5 miles) and Wem (7 miles).

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

Services

Mains water, electricity and drainage.

Central Heating

Worcester oil fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

Wrexham Council - tax band G.

Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

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

Enclosed Entrance Porch 6' 5" x 5' 9" (1.95m x 1.75m)

Radiator, corniced ceiling and double doors leading to: -

Spacious Entrance Hall 12' 9" x 7' 1" (3.88m x 2.16m)

Radiator, corniced ceiling and staircase to first floor with built-in cupboard and cloaks cupboard below.

Cloakroom 4' 11" x 3' 1" (1.50m x 0.94m)

Corner wash hand basin, close coupled WC. Part tiled walls, extractor fan, corniced ceiling and ceramic tiled floor.

Study 10' 1" x 7' 4" (3.07m x 2.23m)

Corniced ceiling and radiator.

Lounge 18' 10" x 13' 10" (5.74m x 4.21m)

Feature fireplace with tiled interior and hearth incorporating living flame (bottled) gas fire, corniced ceiling, 4 wall light points, radiator and double doors leading to: -

Dining Room 12' 2" x 10' 6" (3.71m x 3.20m)

Laminated flooring, wall light point, corniced ceiling and radiator.

Kitchen/Breakfast Room 19' 2" x 10' 5" (5.84m x 3.17m)

Stainless steel sink and drainer inset in range of working surfaces with drawers, cupboards and Worcester free-standing oil central heating boiler below, 4 ring electric ceramic hob with illuminated extractor hood above, split level cooker comprising electric double oven and grill, integral upright fridge/freezer, matching dresser cupboard and wall cupboards, part tiled walls, radiator, recessed ceiling spotlights, corniced ceiling and double glazed french double doors leading to the rear garden.

Utility Room 6' 5" x 4' 11" (1.95m x 1.50m)

Stainless steel sink and drainer inset in working surfaces with cupboard, storage and plumbing for washing machine below, double wall mounted unit, ceramic tiled floor, corniced ceiling and radiator.

FIRST FLOOR

Spacious Landing 13' 5" max x 8' 7" (4.09m max x 2.61m)

Loft access hatch, corniced ceiling and airing cupboard having pressurised hot water cylinder.

Master Bedroom 13' 9" x 12' 11" (4.19m x 3.93m)

Built-in wardrobes, corniced ceiling and radiator.

En-Suite Shower Room 7' 10" x 5' 3" (2.39m x 1.60m)

Shower cubicle with mains mixer shower unit, wash hand basin inset in vanity unit with drawers and cupboards below, close coupled WC, corniced ceiling, part tiled walls and radiator.

Bedroom 2 15' 2" x 10' 10" (4.62m x 3.30m)

Corniced ceiling and radiator.

Bedroom 3 12' 8" x 11' 10" (3.86m x 3.60m)

Corniced ceiling and radiator.

Bedroom 4 10' 10" x 10' 5" (3.30m x 3.17m)

Corniced ceiling and radiator.

Family Bathroom 8' 11" x 7' 7" (2.72m x 2.31m)

Panelled bath, pedestal wash hand basin, close coupled WC, bidet and shower cubicle with mains mixer shower unit. Fully tiled walls, ceramic tiled floor, corniced ceiling and radiator.

OUTSIDE

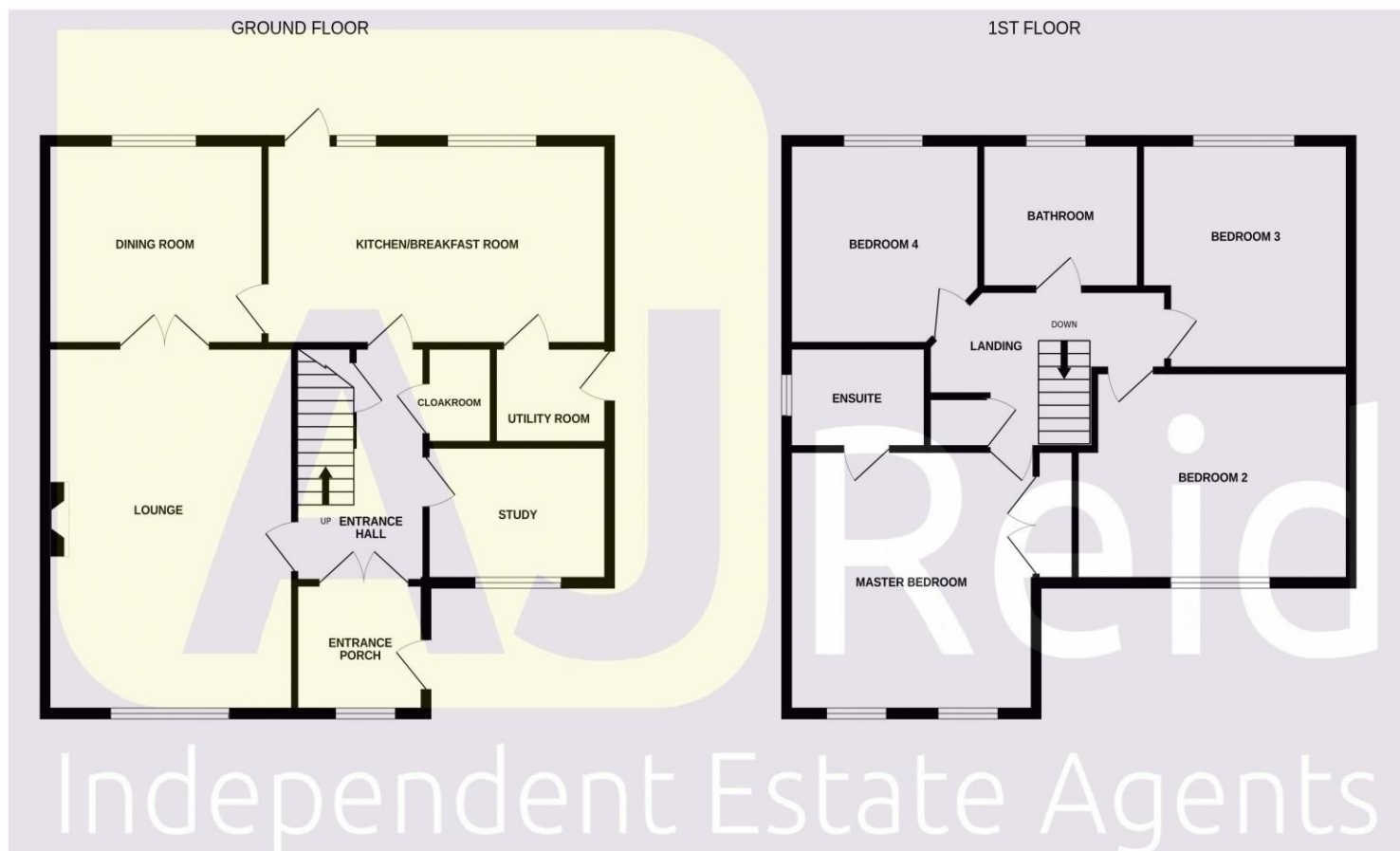
Tarmac driveway leads to: -

DETACHED DOUBLE GARAGE 20' 9" x 19' 0" (6.32m x 5.79m) Light, power and up-and-over door.

Easily managed gravelled front garden, screened for privacy by mature conifers and shrubs and having an ornamental garden pond.

Large enclosed rear garden with lawns to 3 sides and having dedicated seating areas, bordered by a brook and having views over open countryside beyond.

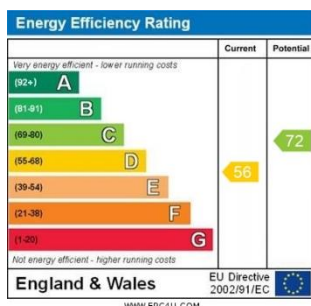
The beautiful, well stocked borders provide a wealth of colour. Paved patio, timber garden shed and large aluminium greenhouse.



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, proceed out of town on Wrexham Road and at the roundabout with the bypass, proceed straight over (second exit) onto A525, signposted for Wrexham. Proceed for about a mile and turn left along A495, signposted for Ellesmere. Continue through Bronington, following the road for about 4 miles and then turn left, signposted for Bettisfield. Proceed past the church, past the village hall, over the canal bridge and first left into Cadney Lane. Take the first turning on the right hand side into Chapel View and the house is straight ahead (the second house, in a short cul-de-sac of only 3 properties).

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.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

