



4 Old School House, School Lane,
Bronington, SY13 3HN

Helping *you* move





A charming five bedroom property dating back to the 1800s and having formed part of the original village school. It is situated in the popular village of Bronington and benefits from off road parking and attractive garden.

- Charming End Terrace Property
- Five Bedrooms
- Popular Village Location
- Two Reception Rooms
- Conservatory
- Off Road Parking
- Attractive Garden
- EPC D, Council Tax Band F



Situated in the popular village of Bronington, this charming five bedroom property dates back to the 1800s and is full of history, having formed part of the original village school. It has been a much loved family home for the current owners and provides plenty of living space with good size accommodation set over three floors. To the ground floor there is a generous Lounge, Dining Room, Kitchen and Conservatory with French doors opening onto the garden. The first floor boasts Three Bedrooms incorporating two doubles and a single and there is also a Family Bathroom. A further Two Bedrooms are located on the second floor. Outside, a driveway provides plenty of parking space and there is a lovely private enclosed garden with attractive lawned area, paved patio and beautiful borders filled with an abundance of mature shrubs, plants and trees.





LOCATION

The property is situated in a lovely location in the village of Bronington which benefits from a highly regarded primary school. Whitchurch is 4 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage and electricity are available. Oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From Whitchurch take the A525 towards Wrexham, after approximately 2 miles, turn left onto Ellesmere Road, continue for approximately 2 miles, turn right at the signpost for Bronington (junction is on a bend), continue on and the property can be found after a short distance on the right hand side, just before the primary school.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Council Tax Band F. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

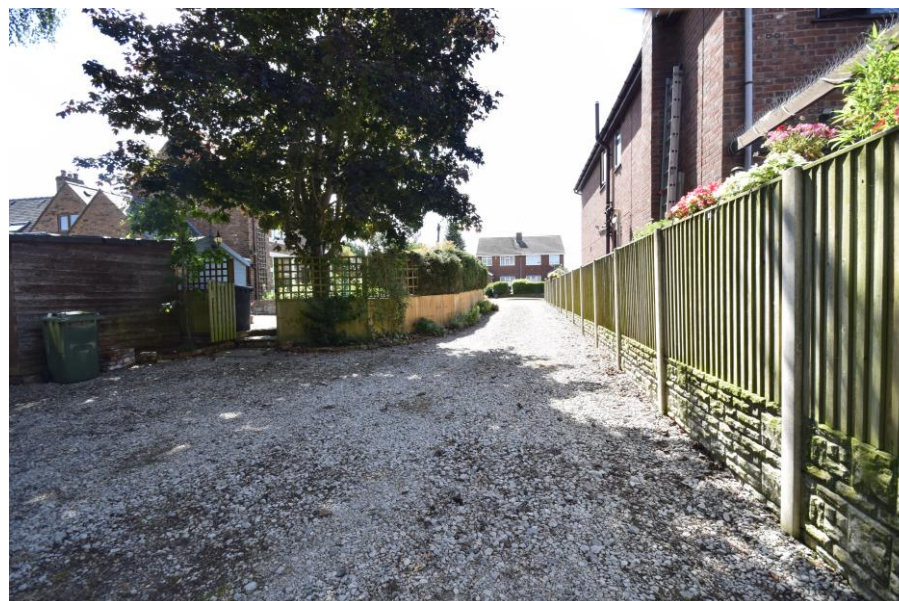
AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

AGENTS NOTE

We are advised that the neighbouring property has a right of way across the driveway. This will be confirmed by solicitors during the pre-contract enquiries.

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LOUNGE

17' 3" x 11' 8" (5.26m x 3.56m)

DINING ROOM

17' 0" x 15' 8" (5.18m x 4.78m) max including stairs

KITCHEN

9' 3" x 9' 2" (2.82m x 2.79m)

CONSERVATORY

20' 0" x 10' 3" (6.1m x 3.12m) max

BEDROOM ONE

10' 3" x 9' 7" (3.12m x 2.92m)

BEDROOM TWO

10' 9" x 9' 2" (3.28m x 2.79m)

BEDROOM THREE

8' 9" x 7' 2" (2.67m x 2.18m)

BEDROOM FOUR

12' 9" x 10' 7" (3.89m x 3.23m)

BEDROOM FIVE

10' 4" x 9' 8" (3.15m x 2.95m)



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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WHITCHURCH
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