



4 Old Farm Close, Bronington, SY13 3ER

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**4 Old Farm Close, Bronington, SY13 3ER**

**Offers In Region Of £365,000**



**Offered for sale with NO UPWARD CHAIN-** A spacious three bedroom detached bungalow situated in the popular village of Bronington. Offering great size accommodation with a large driveway, double garage and enclosed rear garden.

- Great Size Detached Three Bedroom Bungalow
- Popular Village Location
- No Upward Chain
- Lounge, Study, and separate Dining Room
- Conservatory, Kitchen/Breakfast Room
- Master Bedroom with En Suite
- Large driveway and detached double garage
- EPC D, Council Tax Band F





Situated in the popular village of Bronington, this well-proportioned detached bungalow offers versatile living space and is offered for sale with no upward chain. The great size accommodation comprises a welcoming Entrance Hall, a cosy Lounge, separate Study, and a Dining Room that opens into a lovely Conservatory, perfect for entertaining or relaxing with garden views. The well-appointed Kitchen/Breakfast room is complemented by a practical utility room, providing convenient laundry and storage facilities. There are Three Bedrooms, two of which benefit from built-in wardrobes, including a Master Bedroom with En Suite Shower Room and a modern Family Shower Room completes the interior. Outside, the property boasts a large driveway, providing ample off-road parking, leading to a detached double garage. The rear garden is mainly laid to lawn with a paved patio area and enjoys field views to the side, offering a fantastic outdoor space.

This is a great opportunity to secure a spacious bungalow in a popular village location-early viewing is highly recommended.





## 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 electricity, water and drainage are available. Oil 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

### DIRECTIONS

From Whitchurch take the A525 towards Wrexham then turn left on the A495 signed Ellesmere. Continue for approximately 2 miles into Bronington and then turn right into New Hall Lane. Take the next right into Old Farm Close and the property can be found at the end of the road.

### LOCAL AUTHORITY

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

### 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

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

### VIEWING

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

WH36588 29425



LOUNGE  
16' 9" x 11' 8" (5.11m x 3.56m)

DINING ROOM  
11' 2" x 9' 6" (3.4m x 2.9m)

CONSERVATORY  
10' 9" x 9' 8" (3.28m x 2.95m)

STUDY  
7' 3" x 6' 5" (2.21m x 1.96m)

KITCHEN/BREAKFAST ROOM  
15' 1" x 10' 2" (4.6m x 3.1m)

UTILITY ROOM  
7' 9" x 5' 8" (2.36m x 1.73m)

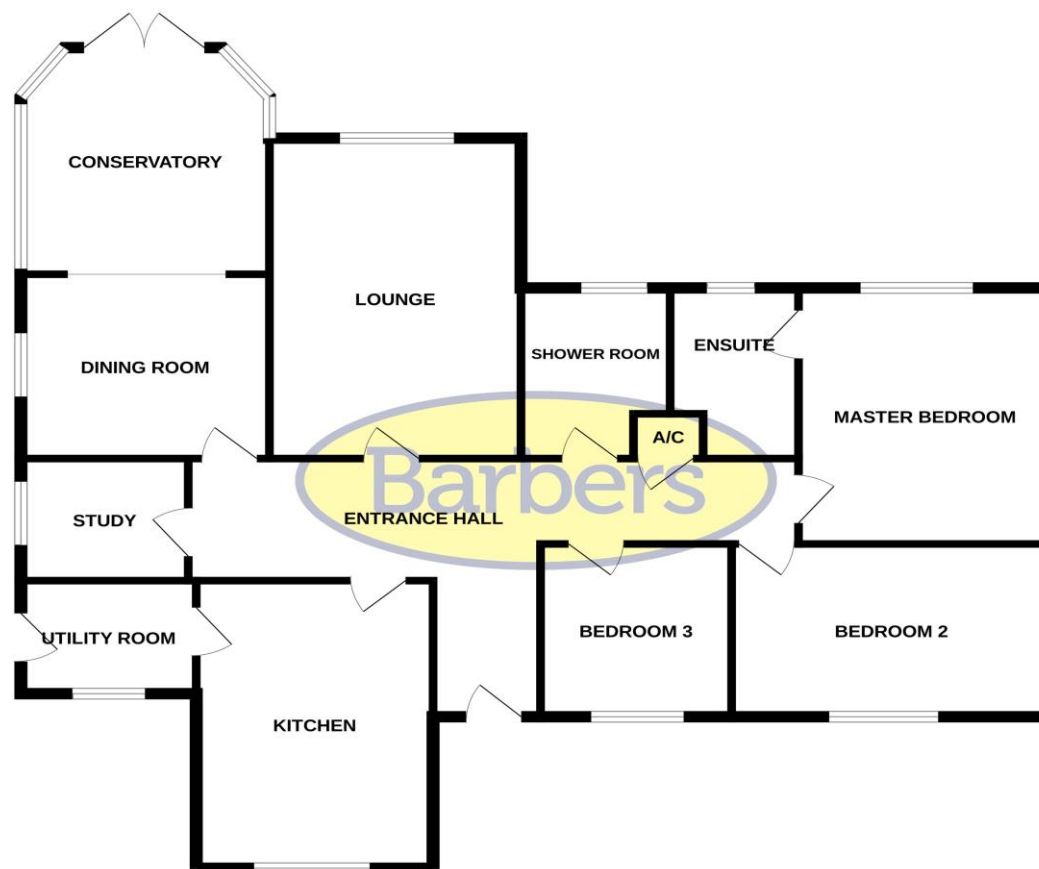
MASTER BEDROOM  
13' 3" x 11' 6" (4.04m x 3.51m)

BEDROOM TWO  
13' 5" x 9' 0" (4.09m x 2.74m)

BEDROOM THREE  
9' 0" x 9' 0" (2.74m x 2.74m)

DOUBLE GARAGE  
18' 9" x 18' 7" (5.72m x 5.66m)

## GROUND FLOOR



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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