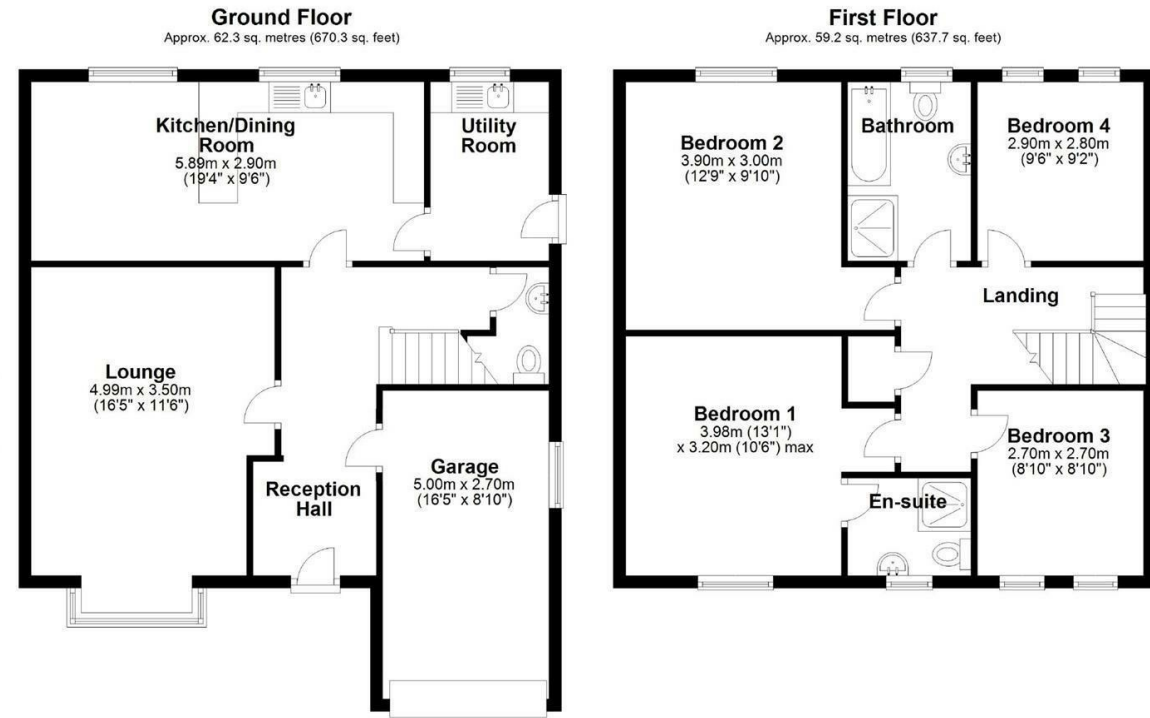


FOR SALE

2 Church View, Overton Road, Penley, Nr Wrexham, LL13 0LU



Total area: approx. 121.5 sq. metres (1308.0 sq. feet)

FOR SALE

Offers In The Region Of £329,995

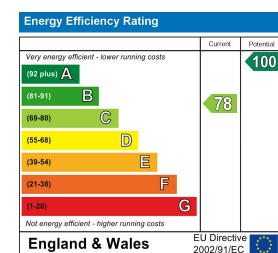
2 Church View, Overton Road, Penley, Nr Wrexham, LL13 0LU

A recently constructed and immaculately presented, four-bedroom detached family home boasting driveway parking, a garden Workshop, and easy-care rear gardens, situated in a convenient location on the edge of the popular village of Penley.

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 Rating



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Ellesmere (5 miles), Wrexham (10 miles), Chester (20 miles).
(All distances approximate)



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Recently Constructed
- Family friendly layout
- Drive and integral garage
- Balance of NHBC warranty
- Immaculately Presented
- Edge of Village Location

The sale of 2 Church View does, therefore, provide the rare opportunity for purchasers to acquire an immaculately presented, modern four-bedroom family home with the benefit of an integral garage and easy-care gardens, situated in pleasant, edge of village location.

SITUATION

2 Church View is situated a short distance from the centre of the well known village of Penley, close to popular and well regarded Primary and secondary schools and a short distance from the Parish Church and local shop. The nearby well known North Shropshire lakeland town of Ellesmere is only 5 miles away which has an excellent range of local shopping, recreational and educational facilities. The county towns of Wrexham (10 miles) and Chester (20 miles) are also within easy motoring distance.

DIRECTIONS

From Ellesmere proceed on the A528 in a northerly direction for approximately 1 mile and turn right signposted Penley. Continue for approximately 3 miles to a T-junction in the centre of Penley and turn left. Proceed straight over the mini island and continue for a short distance where the property will be located on your left hand side, identified by Halls 'for sale' board.

THE ACCOMMODATION COMPRISES

RECEPTION HALL

With wood-effect laminate flooring, carpeted stairs rising to the first floor and a door into a:

CLOAKROOM

With a continuation of the wood-effect laminate flooring and a bathroom suite to include; pedestal hand basin (H&C) and a low flush WC.

LOUNGE

16'4" x 11'5"

With fitted carpet as laid, UPVC double glazed bay window onto front elevation, and living flame gas fire set onto marble-effect hearth and surround.

KITCHEN/DINING ROOM

19'3" x 9'6"

With wood-effect laminate flooring, UPVC double glazed window onto rear elevation, double opening UPVC patio doors onto rear garden, a selection of matching base and wall units with quartz effect work surfaces and inset 1.5 stainless steel sink with draining area to one side, four ring Bosch electric hob with extractor fan over and accompanying Bosch oven and microwave, integrated dishwasher, fridge, and freezer, planned space for further appliance and, to one end, planned space for dining area. A door from the Kitchen area leads into the:

UTILITY ROOM

With a continuation of the wood-effect laminate flooring, UPVC double glazed window onto rear elevation, base units with work surface over containing an inset stainless steel sink with draining area to one side, UPVC door onto side aspect.

FIRST FLOOR LANDING

With fitted carpet as laid, UPVC double glazed window onto front elevation, a door into the landing storage cupboard, and inspection hatch to loft space.

BEDROOM ONE

13'0" x 10'5" (max)

With fitted carpet as laid and UPVC double glazed window onto front elevation and a door into the:

EN-SUITE

With wood-effect laminate flooring, obscure UPVC double glazed window onto front elevation, and a bathroom suite to include; low flush WC, hand basin set into a vanity unit with cupboards below, and walk in shower cubicle with tiled surround.

BEDROOM TWO

12'9" x 10'5"

With fitted carpet as laid and UPVC window onto rear elevation.

BEDROOM THREE

8'10" x 8'10"

With fitted carpet as laid and two UPVC double glazed windows onto front elevation.

BEDROOM FOUR

9'6" x 9'2"

With fitted carpet as laid and two UPVC double glazed windows onto rear elevation.

FAMILY BATHROOM

With wood-effect laminate flooring, UPVC double glazed window onto rear elevation, and a bathroom suite to include: panelled bath (H&C), low flush WC, pedestal hand basin (H&C), and walk in shower cubicle with fully tiled surround.

OUTSIDE

Externally, the property is accessed via a mid-height metal gate allowing access onto a generous, block-paved driveway with space for the parking of a number of vehicles and leading onto the integral single garage.

GARDEN WORKSHOP

24'7" x 4'9"

With concrete flooring, partly exposed brick wall with specialist acoustic insulation which allows the maintenance of an ambient temperature within the structure. With extensive power points and lighting.

INTEGRAL GARAGE

16'5" x 8'10"

With concrete floors and an electrically operated "up and over" metal door to the front. With power and light laid on.

GARDENS

The rear gardens have been designed with ease of maintenance in mind and comprise an area of artificial lawn along with an attractive paved patio area which offers an ideal space for outdoor dining and entertaining. The rear gardens also contain a particularly useful timber structure, this currently utilised as for the kennelling of dogs but with potential for a number of future usages (available by separate negotiation).

SERVICES

We understand that the property has the benefit of mains water, electricity, gas, 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

Wrexham Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel 01978 292000.

COUNCIL TAX

The property is within band G on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, Tel: 01691 622602.