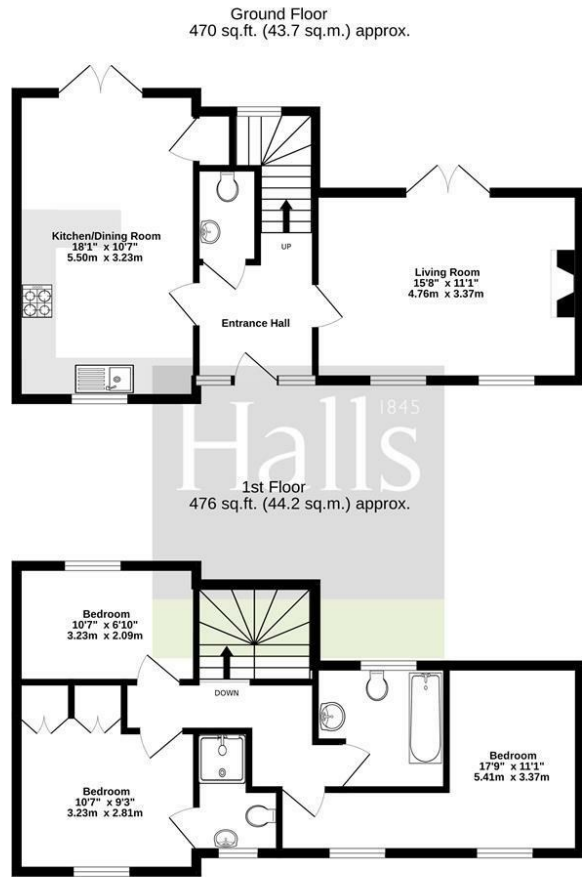


FOR SALE

2 Salop Mews, Overton-on-Dee, Nr Wrexham, LL13 0DX



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.  
 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 for any prospective purchase. 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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FOR SALE

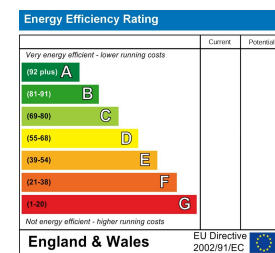
Offers in the region of £289,995

2 Salop Mews, Overton-on-Dee, Nr Wrexham, LL13 0DX

**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



A well designed three bedroom detached modern house offering potential for improvement with a detached single garage and parking situated in a popular and convenient location in the centre of the popular village of Overton-on-Dee.



01691 622 602

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



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Ellesmere (5.5 miles), Wrexham (7 miles), Chester (18 miles), Shrewsbury (25 miles)  
(All distances approximate)



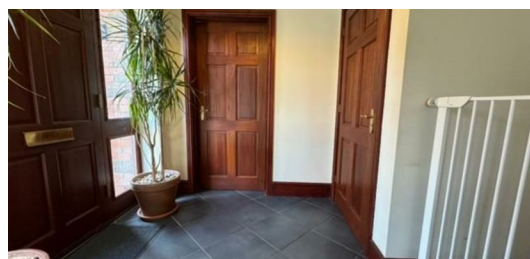
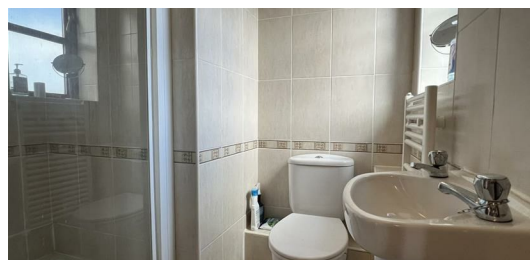
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached modern house
- Potential for modernisation
- Block paved drive & detached single garage
- Easy to maintain gardens
- Convenient village centre location
- Inspection recommended

**DESCRIPTION**

Halls are favoured with instructions to offer 2 Salop Mews, in Overton-on-Dee, for sale by private treaty.

2 Salop Mews is a well designed three bedroom detached modern house offering potential for improvement with a detached single garage and parking situated in a popular and convenient location in the centre of the popular village of Overton-on-Dee.

The internal accommodation currently provides, on the ground floor, a Reception Hall, Cloakroom, Kitchen/Breakfast Room and Living Room together with three first floor Bedrooms (Bedroom One with En Suite Shower Room) and a family Bathroom. The property benefits from double glazed windows, a gas fired central heating system and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by a block paved access drive providing parking and leading to a detached single garage.

The gardens have been designed with ease of maintenance in mind being predominantly paved/gravelled with an excellent entertaining area to the rear.

The sale of 2 Salop Mews does, therefore, provide a rare opportunity for purchasers to acquire a three bedroom detached house in this particularly popular village location with potential for improvement according to a purchasers own tastes and requirements.

**SITUATION**

2 Salop Mews is situated in the centre of the popular village of Overton-on-Dee, which has excellent local amenities to include a primary school, doctors surgery, pharmacy, village convenience store, butchers, and Parish Church. In addition, there are extremely popular traditional pub/restaurants nearby including The Cross Foxes (1.4 miles) and The Boat Inn (2.5 miles) as well as Bangor-on-Dee racecourse within a short drive. Whilst enjoying this convenient village location, the towns of Wrexham (7 miles) and Ellesmere (5 miles) both provide a more comprehensive range of amenities of all kinds. The county towns of Chester (22 miles) and Shrewsbury (25 miles) are also within easy commuting distance. The A483 provides good road links to the north and south and the M53 and M56 motorways provide relatively easy access to Liverpool and Manchester whilst Crewe and Chester stations offer an inter-city rail service to London Euston.

**THE ACCOMMODATION COMPRISES:**

Timber front entrance door with glazed side panels to either side opening in to a:

**RECEPTION HALL**

Ceramic tiled flooring, ceiling coving, carpeted staircase to first floor.

**DOWNSTAIRS CLOAKROOM**

Ceramic tiled flooring, hand basin (H&C), low flush WC.

**KITCHEN/BREAKFAST ROOM**

18'0" x 10'7" (5.5m x 3.23m)

Fully fitted kitchen including a stainless steel 1.5 sink unit (H&C), a range of roll topped work surface areas with base units below incorporating cupboards and drawers, one of the cupboards contains the Worcester 28CDI gas fired boiler, planned space for a dishwasher, integrated five ring gas hob unit with double oven below and extractor hood over, matching eye level cupboards, breakfast bar, French doors leading out to the rear garden, ceramic tiled flooring, double glazed window to front elevation, door in to a recessed storage cupboard.

**LIVING ROOM**

15'7" x 11'0" (4.76m x 3.37m)

Laminate flooring, two double glazed windows to front elevation, French doors to rear elevation leading out to the rear gardens, attractive fireplace, ceiling coving.

**FIRST FLOOR LANDING AREA**

Fitted carpet as laid, inspection hatch to roof space.

**BEDROOM ONE**

10'7" x 9'2" (3.23m x 2.81m)

Fitted carpet as laid, double glazed window to front elevation, 'His & Hers' fitted wardrobes and a door in to an:

**EN SUITE SHOWER ROOM**

Pedestal hand basin (H&C), fully tiled shower cubicle with mains fed shower, low flush WC, double glazed opaque window to front elevation, ceramic tiled flooring, fully tiled walls.

**BEDROOM TWO**

17'8" x 11'0" (5.41m x 3.37m)

Fitted carpet as laid, double glazed windows to front elevation.

**BEDROOM THREE**

10'7" x 6'10" (3.23m x 2.09m)

Fitted carpet as laid, double glazed window to rear elevation.

**FAMILY BATHROOM**

Pedestal hand basin (H&C) with mixer tap, P shape bath (H&C) with mixer tap and shower attachment, low flush WC, double glazed opaque window to rear elevation, ceramic tiled flooring, fully tiled walls, heated towel rail/radiator.

**OUTSIDE**

The property is approached from Salop Road over a block paved drive leading to a parking area to the rear of the property fronted by a:

**DETACHED SINGLE GARAGE**

Concrete floor, up and over front entrance door with electric and light laid on.

**GARDENS**

The gardens have been designed with ease of maintenance in mind, being predominantly paved/gravelled with an ideal outdoor entertaining space to the rear retained by high level fencing.

**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.

**COUNCIL TAX**

The property is in Council Tax Band 'E' on the council register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.