

FOR SALE

Foxlea, Bowling Bank, Wrexham, LL13 9RN

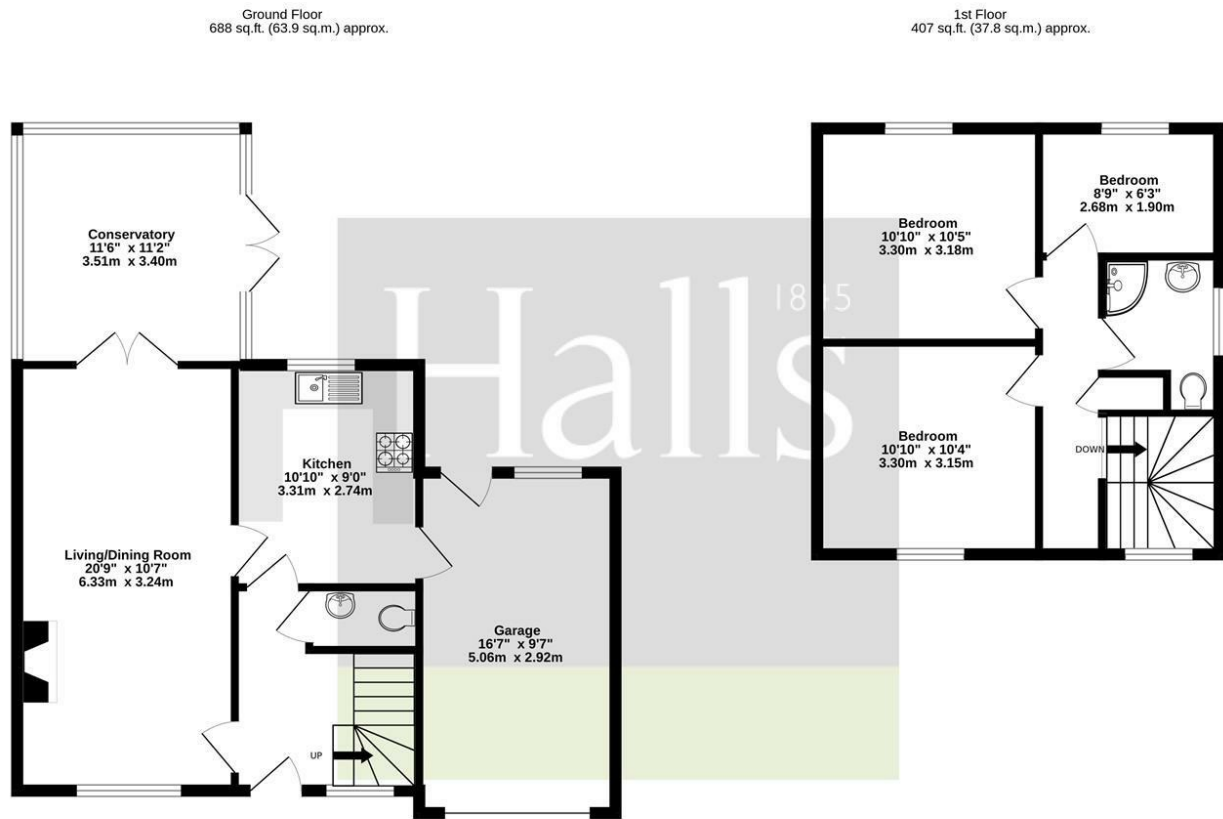


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Offers in the region of £285,000

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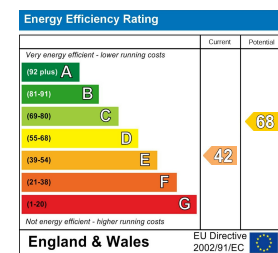
A much improved and now well presented detached three-bedroom family home benefitting from ample driveway parking, single garage, and attractive gardens which offer an open countryside aspect, conveniently situated in a village setting within easy reach of Wrexham.



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

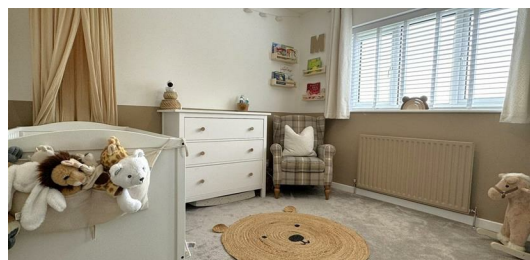
Ellesmere Sales  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



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Wrexham (5 miles), Whitchurch (14 miles), Chester (14 miles).  
(All distances approximate)

 1 Reception Room/s  
 3 Bedroom/s  
 1 Bath/Shower Room/s



- Family Home
- Much Improved and Well Presented
- Driveway and Garage
- Gardens Overlooking Open Countryside
- Convenient for Wrexham
- Village Location

**DESCRIPTION**  
Halls are delighted with instructions to offer Foxlea in Bowling Bank for sale by private treaty.

Foxlea is a much improved and now well presented detached three-bedroom family home benefitting from ample driveway parking, single garage, and attractive gardens which offer an open countryside aspect, conveniently situated in a village setting within easy reach of Wrexham.

Internally, the property has benefitted from a scheme of modernisation works by the current vendors and now provides well designed living accommodation situated over two floors, which comprise, on the ground floor, an Entrance Hall, Kitchen, Cloakroom, and Living/Dining Room, together with, to the first floor, three Bedrooms and a family Shower Room.

Externally, the property enjoys an enviable position with the rear gardens abutting open countryside and currently featuring: an area of shaped lawn alongside a partly gravelled partly/paved patio area, with, to the front of the property, ample parking for a number of cars which leads on to a single garage.

The sale of Foxlea does, therefore, provide the exciting opportunity for purchasers to acquire a well presented three-bedroom family home with the benefit of parking, garage, and gardens which offer a pleasing countryside aspect, conveniently situated within this delightful village setting.

**SITUATION**  
The property is located within the rural village of Bowling Bank which, whilst enjoying a decidedly rural position, lies within a convenient proximity to the villages of Cross Lanes, Farndon, and Isycoed, all of which offer a range of useful day to day amenities, including Schools, Shops, and Public Houses. The property is also well placed for access to the larger centres of Wrexham, Whitchurch, and Chester, all of which provide a more comprehensive range of facilities.

**THE ACCOMMODATION COMPRISES:**  
The property is entered via a pitched covered porch through a UPVC front door with opaque glazed panel in to an:

**ENTRANCE HALL**  
Wood effect laminate flooring, UPVC double glazed window on to front elevation, carpeted stairs rising to the first floor with storage nook beneath, and a door leading in to a:

**CLOAKROOM**  
A continuation of the wood effect laminate flooring, low flush WC, hand basin set in to vanity unit with storage drawers below and (H&C) mixer tap above.

**KITCHEN**  
10'10" x 8'11" (3.31m x 2.74m)  
Vinyl flooring, UPVC double glazed window to rear elevation allowing lovely views over the garden and the open countryside beyond, and a fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, inset 1.5 stainless steel sink with extendable mixer tap over, Belling four ring electric hob with matching eye level oven and grill, extractor hood above, and an under-counter Bosch fridge.

**LIVING/DINING ROOM**  
20'9" x 10'7" (6.33m x 3.24m)  
Laminate flooring, UPVC double glazed window on to front elevation, double opening partly glazed doors leading out to the Conservatory and an internal door leading out to the Entrance Hall, and with a recently installed multi-fuel burner set on to a raised slate hearth with solid oak beam over, with one end of the room providing ample space for a seating/dining area.

**CONSERVATORY**  
11'6" x 11'1" (3.51m x 3.4m)  
Tiled flooring, glazing on to three aspects allowing lovely views over open countryside, fully glazed UPVC patio doors leading out to side and mains fed radiators which allows the room to be used throughout the year.

**FIRST FLOOR LANDING**  
Fitted carpet as laid, UPVC double glazed window on to front elevation, space for an arm chair or bookshelf, door leading in to an Airing Cupboard which contains slatted shelving, inspection hatch to loft space, and door leading in to the:

**MASTER BEDROOM**  
10'9" x 10'4" (3.3m x 3.15m)  
Fitted carpet as laid, UPVC double glazed window to front elevation, partly panelled walls.

**BEDROOM TWO**  
10'9" x 10'5" (3.3m x 3.18m)  
Fitted carpet as laid, UPVC double glazed windows on to rear elevation with further views available over the open countryside beyond.

**BEDROOM THREE**  
8'9" x 6'2" (2.68m x 1.9m)  
Fitted carpet as laid, UPVC double glazed window on to rear elevation.

**FAMILY SHOWER ROOM**  
Tiled flooring, opaque UPVC double glazed window on to side elevation, partly tiled walls, and a bathroom suite to comprise: a low flush WC, hand basin set in to vanity unit with storage cupboards below, corner shower cubicle with electric Mira shower, and a heated towel rail.

**OUTSIDE**  
The property is approached on to a gravelled parking area providing space for a number of vehicles, this leading on to the:

**SINGLE GARAGE**  
Electrically operated up and over front access door, pedestrian door to rear flanked to one side by glazed panel, plumbing and electric in place for white goods, and wall mounted Worcester Bosch combi-boiler.

A full height timber gates leads, via a gravelled path, through to the:

**REAR GARDEN**  
A notable feature of the property and offering views over open countryside, whilst featuring: a partly paved/partly gravelled patio area which provides an ideal space for outdoor dining and entertaining, this leading on to an area of shaped lawn, with a further gravelled area housing a garden storage shed.

**SERVICES**  
We understand that the property has the benefit of mains water and electricity. Drainage is to a communal private drainage system.

**N.B.**  
We are advised that £40pa is due for the maintenance and emptying of the communal drainage system, this shared between Foxlea and the neighbouring three properties.

**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'.

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