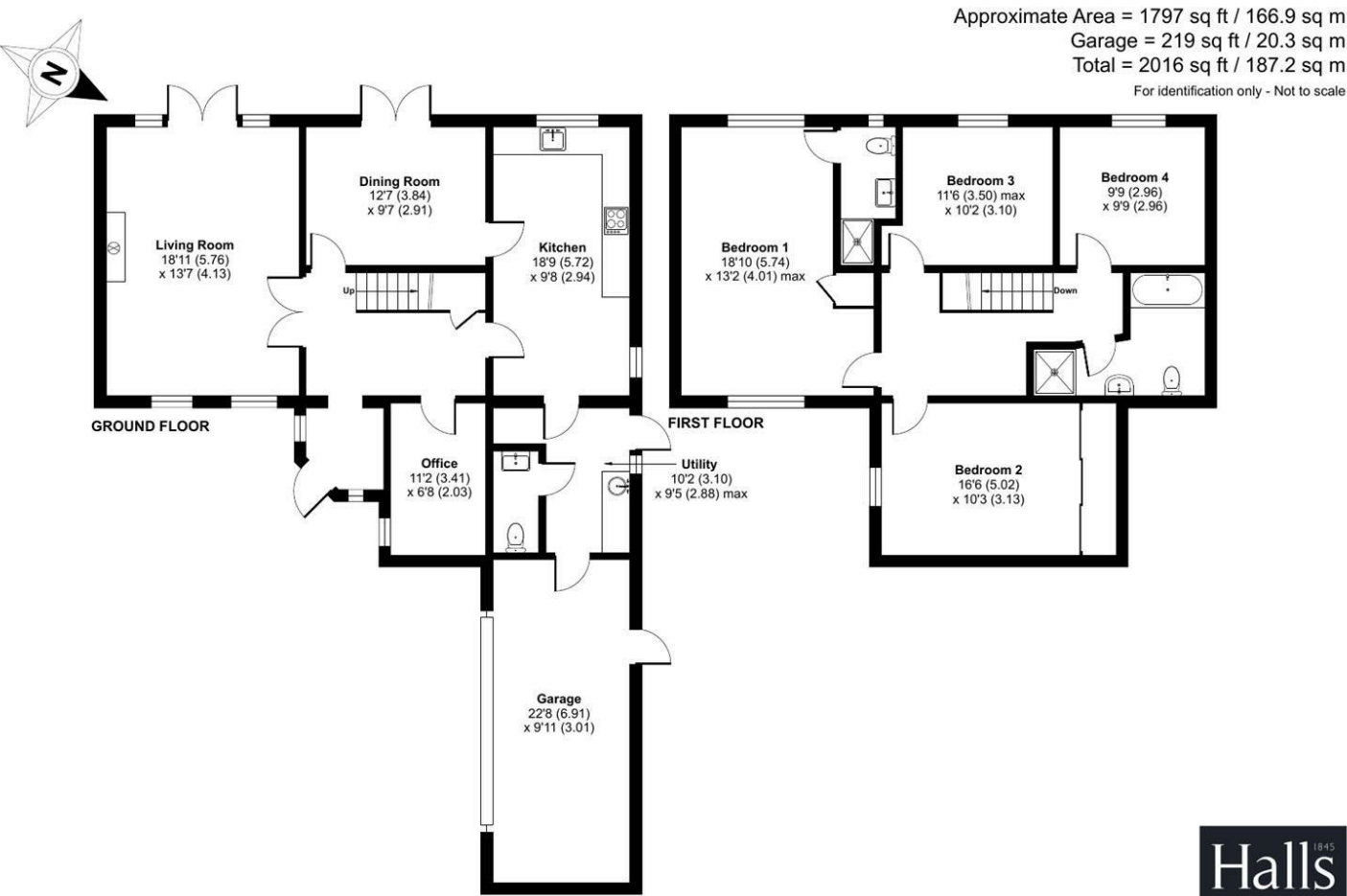


FOR SALE

15 Hill Crest, Penley, Wrexham, LL13 0NL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1250448

FOR SALE

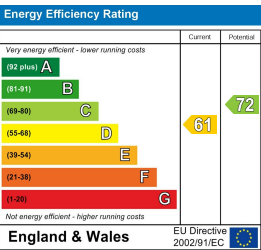
Offers in the region of £435,000

15 Hill Crest, Penley, Wrexham, LL13 0NL

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



An executive four-bedroom detached family home boasting generously proportioned living accommodation, double garage, and attractive gardens which offer far-reaching views to the south over open countryside, enviably located in an elevated position on the edge of Penley.



01691 622 602


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




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Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles), Oswestry (12 miles).


(All distances approximate)



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Substantial Family Home
- Master With En-Suite
- Driveway and Double Garage
- Open Countryside Views
- South Facing Gardens
- Edge of Village Location

DESCRIPTION
Halls are delighted with instructions to offer 15 Hill Crest in Penley for sale by private treaty.

15 Hill Crest is a well presented detached four-bedroom family home which has been carefully maintained by the current vendors to now offer around 1800 sq ft of generously proportioned and thoughtfully designed living accommodation situated over two floors, these presently comprising, on the ground floor, an Entrance Porch, Reception Hall, Living Room, Dining Room, Kitchen, Utility Room, Cloakroom, and Office, together with four first floor Bedrooms and a family Bathroom.

The property enjoys a particularly impressive elevated position with attractive rear gardens offering an open outlook to the south over rolling countryside, whilst featuring gravelled areas intersected by paved walkways which culminate in a number of attractive patio seating areas, with one rising to a raised decked area situated against the southern boundary of the gardens and capitalising on the far-reaching views beyond.

To the front is a substantial tarmac driveway with EV charger and ample space for a number of vehicles, which leads on to a double gargee.

SITUATION
The property is situated on the perimeter of the village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst containing a number of well-regarded schools, including the Maelor School and the Madras Aided School, whilst also being well situated for access to the towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

W3W
///treatable.channel.news

DIRECTIONS
Leave Ellesmere via Grange Road in the direction of Overton-on-Dee for approximately 1 mile and turn right (signposted Penley). Proceed along this road for 2.6 miles until, shortly after entering the village, a left hand turn leads on to Hill Crest, where, shortly after, the property will be located on the left, identified by a Halls For Sale board.

SCHOOLING
The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

THE PROPERTY
The property provides principal access into a useful Entrance Porch, ideal for storing boots and coats after walks in the surrounding countryside, this then leading into a Reception Hall with stairs rising to the first floor and from where doors leads, respectively, into a number of reception rooms, which comprise, immediately to the left, a generously proportioned Living Room with dual-aspect windows and double doors which open directly onto the gardens, as well as a versatile Dining Room which, again, features patio doors onto the gardens and also boasts a door which leads through to a large Kitchen/Breakfast Room containing a fitted kitchen and ample space for a seating area.

From the Kitchen, a further door opens into a useful Utility Room with a range of base units and a rear access door, alongside a ground floor Cloakroom and a door which offers internal access into the Double Garage. The ground floor accommodation is completed by a Study/Office which provides excellent opportunities for home-working.

Stairs rise from the Reception Hall to a first floor landing where doors allow access into the four comfortable sized Bedrooms, with the Master benefitting from dual-aspect windows and a recessed En-Suite Shower Room containing an attractive white suite. The first floor also contains a well-equipped family Bathroom which enjoys a walk-in shower and bath.

OUTSIDE
15 Hill Crest is approached off a quiet road onto a substantial tarmac driveway complete with EV charger, which provides space for a number of vehicles, flanked to one side by an area of shaped lawn and leading on to the attached double garage (approx. 6.91m x 3.01m0, with two electrically operated front access doors and with power and light laid on, this making ideal for both vehicular storage or for use as a workshop, home gym, or similar.

A defining component of the property is the south-facing and attractively presented rear garden which have been lovingly improved by the current vendors to now provide a wonderful complement to the calibre of the home and, at present, comprise easy-care gravel beds intersected by paved walkways which culminate in a number of attractive seating areas, one of which rises to a decked area situated on the southern boundary and capitalising on the far-reaching elevated views which roll away to the south over open countryside.

THE ACCOMMODATION COMPRISES
- Ground Floor -
Entrance Porch:
Reception Hall:
Living Room: 5.76m x 4.13m
Dining Room: 3.84m x 2.91m
Kitchen: 5.72m x 2.94m
Office: 3.41m x 2.03m
Utility Room:
Cloakroom:

- First Floor -
Bedroom One: 5.74m x 4.01m (max)
En-Suite:
Bedroom Two: 5.02m x 3.13m
Bedroom Three: 3.50m x 3.10m (max)
Bedroom Four: 2.96m x 2.96m
Family Bathroom:

SERVICES
The property is understood to benefit from mains water, electric, and drainage. The heating is oil-fired.

TENURE
The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY
Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX
The property is shown as being within Council Tax band G on the local authority register

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.