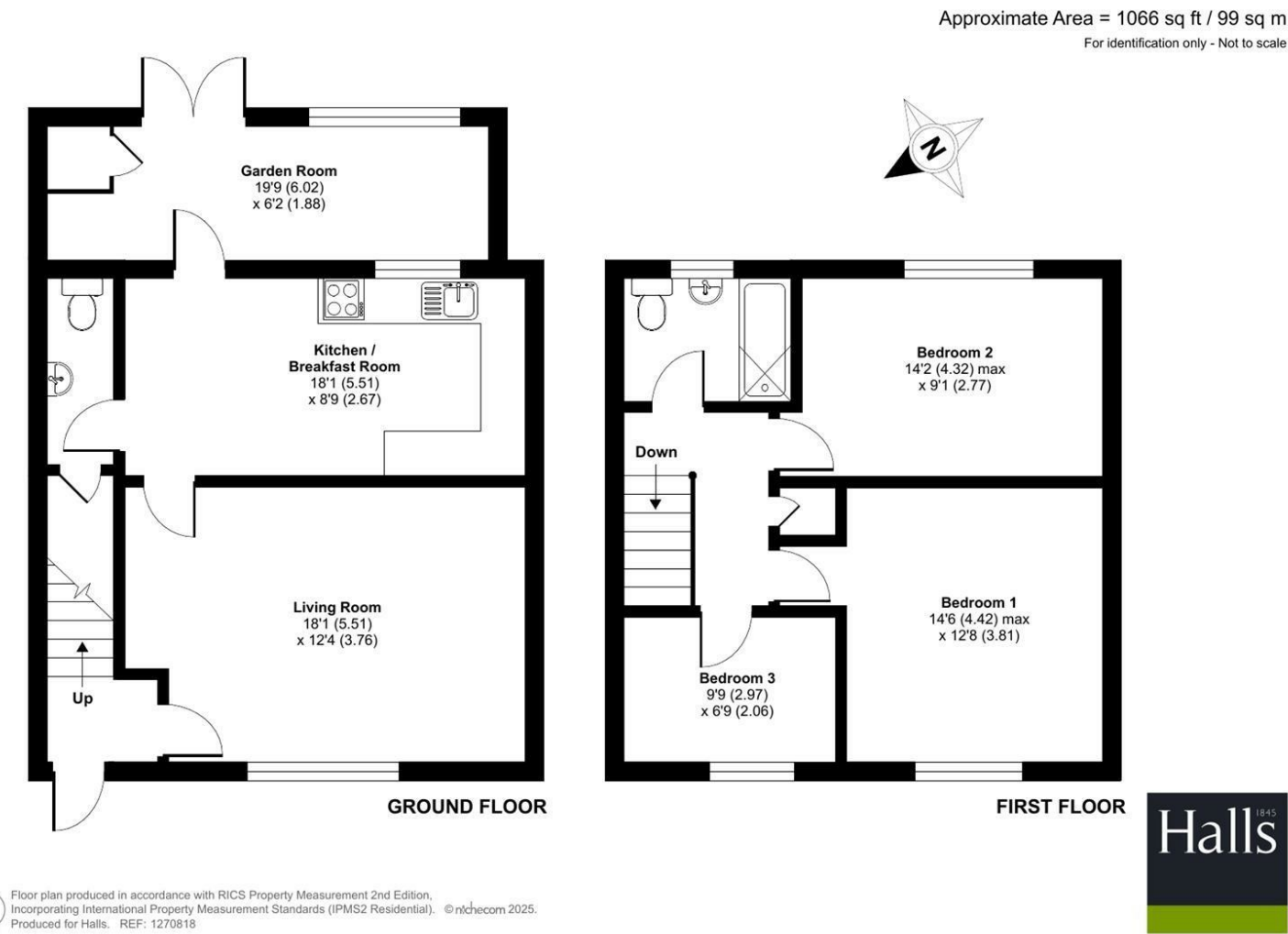


FOR SALE

31 Pendas Park, Penley, Wrexham, LL13 0NN



FOR SALE

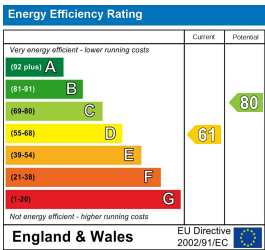
Offers in the region of £185,000

31 Pendas Park, Penley, Wrexham, LL13 0NN

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 extended and very smartly presented three-bedroom family home boasting front and rear gardens, stylishly appointed living accommodation, and open green space to the fore, pleasingly situated within a popular development in the village of Penley.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Overton-on-Dee (2 miles), Ellesmere (4 miles), Wrexham (8 miles).

(All distances approximate)



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Very Well Presented
- Extended
- Family Home
- Attractive Gardens
- Parking Nearby
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 31 Pendas Park in Penley for sale by private treaty.

31 Pendas Park is a mid-terrace family home which has been subject to a comprehensive scheme of modernisation and extension and now provides over 1,000 sq ft of stylishly presented and deceptively spacious living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen/Breakfast Room, Cloakroom, and versatile Garden Room/Study, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by gardens to both the front and rear, with the former of these featuring a mid-height metal gate set within brick-walls which opens onto a concrete pathway flanked to one side by an area of well-maintained lawn and bordered by floral beds.

To the rear are private gardens which have, again, been subject to improvement works by the current vendor and now offer a wonderful and easily maintained accompaniment to the home, with a paved patio area joined by areas of artificial lawn intersected by a paved pathway which leads down to a timber Summerhouse with internal and external power supplies which could readily serve as a garden office, extra garden sitting space or storage.

SITUATION

31 Pendas Park is situated on the perimeter of popular development within 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.

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.

W3W

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DIRECTIONS

From Ellesmere proceed along Grange Road in the direction of Overton-on-Dee for approximately 1 mile and turn right signposted 'Penley'. Proceed along this road for 2.9 miles and at the T junction in the centre of Penley turn left. Proceed for a short distance and turn right in to Penley Hall Drive where the first right hand turn leads into Pendas Park and where the property can be identified by a Halls "For Sale" board.

THE PROPERTY

The property offers principal access via a covered external porch into a Entrance Hall, where stairs rise to the first floor and a door leads to the right into a welcoming Living Room with window onto the front gardens and ample space for seating areas, with a further door leading into a Kitchen/Breakfast Room which features a fitted kitchen with a range of base and wall units and attractive metro-tiling over, alongside further space for a seating/breakfast area.

From the Kitchen/Breakfast Room, access is then provided, respectively, into a useful ground floor Cloakroom, ideal for families, and to a Garden Room with a pleasing rear aspect, with this room presently serving as office space but with scope for a variety of onwads usages, be that as a family room or further reception room.

From the Entrance Hall, stairs rise to a first floor landing, where doors allow access into three well proportioned Bedrooms and a modernised family Bathroom which contains a modern white suite and tiled walls.

OUTSIDE

The property is approached into an attractive front garden which boasts an area of shaped lawn bordered by floral beds and flanked to one side by a concrete pathway which leads on to the front door.

Situated immediately beyond the front gardens is a communal open green space with ample parking close by.

The rear gardens are a particularly notable feature of the property and have been designed with ease of maintenance in mind, with areas of artificial lawn intersected by a paved pathway that leads to the end of the garden and to a timber Summerhouse with internal and external power supplies which could readily serve as a garden office, extra garden sitting space or storage.. Situated immediately beyond the Garden Room is an attractive paved patio area, which represents an ideal spot for sitting out or al fresco dining.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Entrance Hall:
Living Room: 4.98m x 3.76m
Kitchen/Breakfast Room: 4.98m x 3.00m
Cloakroom: 6.02m x 1.88m
Garden Room:

- First Floor -
Bedroom One: 4.32m x 3.20m (max)
Bedroom Two: 4.32m x 2.77m
Bedroom Three: 2.51m x 1.63m
Family Bathroom:

SERVICES

We are advised that the property benefits from mains water, electrics, and drainage. The heating is oil-fired.

TENURE

The property is said to be of Freehold tenure. 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 C 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.