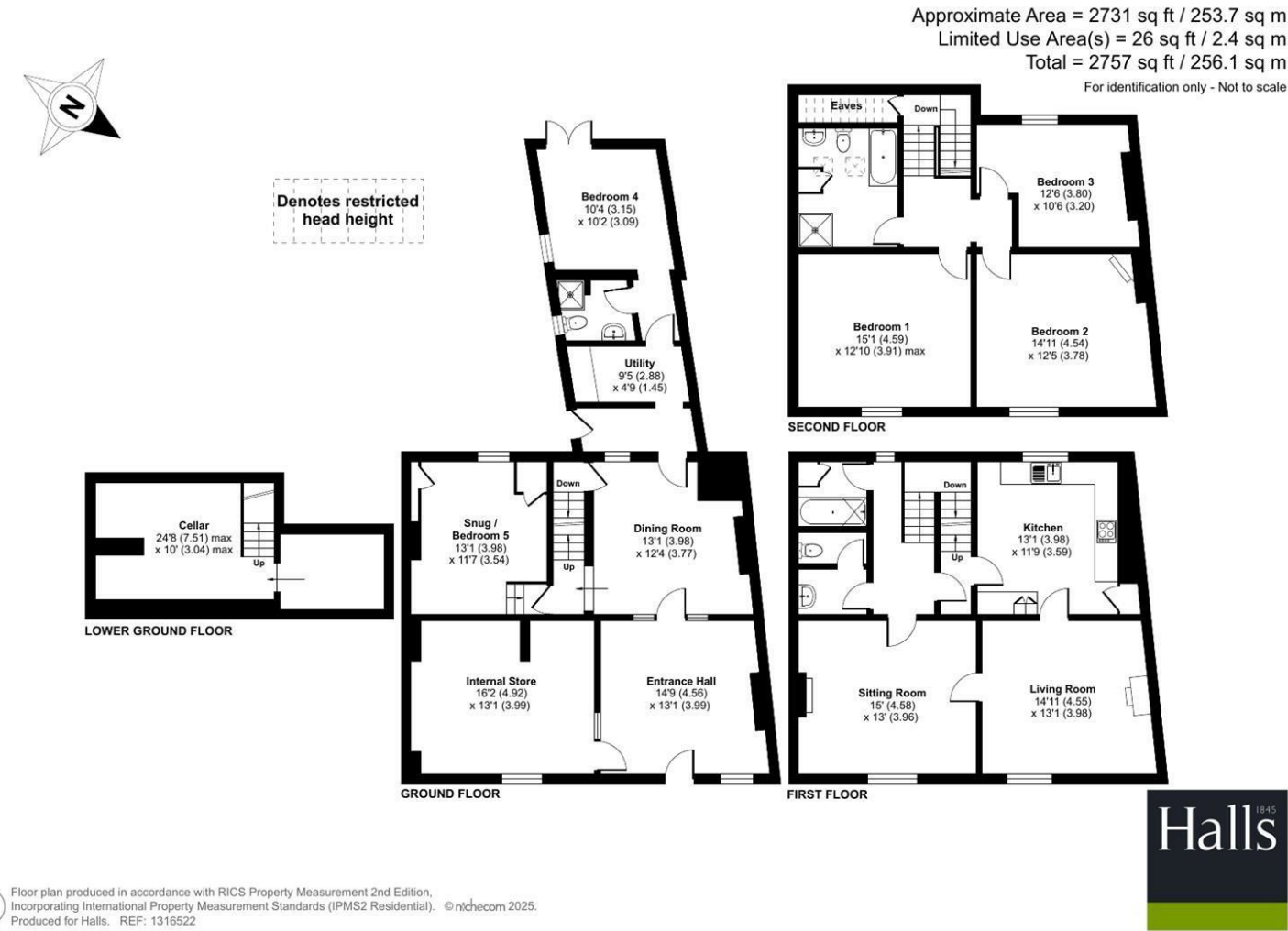


FOR SALE

22A High Street, Overton-On-Dee, Wrexham, LL13 0DT

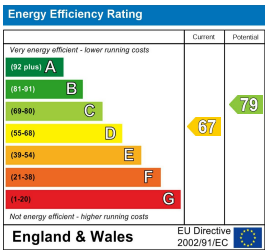


22A High Street, Overton-On-Dee, Wrexham, LL13 0DT

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 impressively proportioned four/five-bedroom Grade II listed period townhouse providing around 2,500 sq ft of versatile living accommodation and accompanied by generous and well-maintained rear gardens, enviably positioned within the heart of the popular village of Overton-On-Dee.



01691 622602

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com


Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com


01691 622602

Ellesmere (5 miles), Wrexham (Wrexham 7 miles), Oswestry (10 miles), Shrewsbury (22 miles)


All distances approximate.



4 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Period Townhouse
- Over 2,500 sq ft
- Character Features
- Versatile Living Accommodation
- Attractive Gardens
- Village Centre Location

DESCRIPTION
Halls are delighted with instructions to offer 22A High Street in Overton for sale by private treaty.

22a High Street is a handsome period property offering particularly flexible living accommodation ideally suited to families or those with multi-generational requirements, with over 2,500 sq ft of well proportioned internal space arranged across three generous floors. These comprising, on the ground floor, an Entrance Hall, Reception Room, Storage Room, Snug/Bedroom Five, Utility Room, Bedroom, and Shower Room, together with, to the upper floors, a Living Room, Sitting Room, Kitchen, Cloakroom, two Bathrooms, and three further Bedrooms.

The property is complemented by gardens which are larger than might be anticipated for a property of this nature and extend, in all, to 0.09ac, whilst providing a wonderful accompaniment to the home, with expanses of well-maintained lawn bordered by established floral and herbaceous beds. This alongside a number of attractive seating areas which offer an ideal spot for outdoor dining and entertaining.

SITUATION
22A High Street is situated in the heart of the popular village of Overton-on-Dee which has an excellent range of local amenities to include a Primary school, Doctor's Surgery, Pharmacy, Veterinary Practice, village convenience stores, Butchers, Parish Church and Public House. Whilst enjoying this convenient location, the larger towns of Wrexham (7 miles) and Ellesmere (5 miles) are both within easy reach, with the county towns of Chester (22 miles) and Shrewsbury (22 miles) also within easy commuting distance, all of which, have a more comprehensive range of amenities of all kinds.

W3W
///ketchup.pollution.layers

SCHOOLING
The property is within a convenient proximity to a number of well regarded state and private schools, including St.Mary's Primary, The Maelor School, The Madras School, Eyton Primary, Ellesmere Primary School, Lakelands Academy, Moreton Hall, and Ellesmere College.

DIRECTIONS
Leave Ellesmere via the A528 in the direction of Overton-On-Dee and, when reaching a T junction in the heart of the village, turn left in the direction of Wrexham, continuing for 0.2 miles where the property will be situated on the right, identified by a Halls "For Sale" board.

THE PROPERTY
The property provides principal access via a front door into a substantial Entrance Hall with a partially exposed brick wall and a window overlooking the front elevation. Accessed off the Entrance Hall is a practical rectangular room with a window onto the front. This is presently utilised as an internal store but could have a variety of future uses, such as home office, games room etc. A door leads form the Entrance Hall into a versatile Reception Room, with access to a useful Cellar (approx. 7.50m 3.00m). Adjacent to the Reception Room is a ground floor Bedroom with integrated storage cupboards and a window onto the Garden.

The remainder of the ground floor comprises an inner Hallway with external door onto the Garden, Utility Room, Shower Room, and Bedroom with double-opening doors onto the rear. This aspect of the property provides excellent potential for those seeking adequate guest accommodation or for those with multi-generational requirements.

Stairs rise to a first floor landing, where access is provided into a well proportioned Sitting Room with exposed ceiling timber, traditionally styled fireplace and a door which opens into an adjoining and particularly welcoming Living Room, again with exposed ceiling timber and a further ornate fireplace. A door allows access into a spacious Kitchen with recessed storage cupboard and a selection of base and wall units, alongside ample space, if required, for a breakfast table. Completing the first floor accommodation is a Bathroom which is joined to one side by a separate Cloakroom.

Stairs rise from the first floor landing to a second floor landing, where doors provide access into three well proportioned Bedrooms, with Bedroom Three enjoying views across the rear gardens and Bedrooms One and Two boasting an elevated aspect across this much sought after village. The three Bedrooms are served by a second floor family Bathroom which contains a suite comprising a panelled bath, shower cubicle, low-flush WC, and hand basin.

OUTSIDE
The rear gardens are a particularly notable feature of the property, being larger than one might anticipate for a property of this nature and extending, in all, to around 0.09 ac, whilst providing a wonderful accompaniment to the home with an expanse of lawn bordered by mature floral and herbaceous boundaries and with a number of planned seating areas representing an ideal spot for outdoor dining and entertaining, this alongside a timber garden storage shed.

THE ACCOMMODATION COMPRISES
- Ground Floor -
Entrance Hall:
Store: 4.92m x 3.99m
Dining Room: 3.98m x 3.77m
Snug: 3.98m x 3.54m
Utility Room: 2.88m x 1.45m
Bedroom: 3.15m x 3.09m
Shower Room:
(Cellar: 7.51m x 3.04m)

- First Floor -
Sitting Room: 4.58m x 3.96m
Living Room: 4.55m x 3.98m
Kitchen: 3.98m x 3.59m
Bathroom:
Cloakroom:

- Second Floor -
Bedroom One: 4.59m x 3.91m
Bedroom Two: 4.54m x 3.78m
Bedroom Three: 3.80m x 3.20m
Family Bathroom:

SERVICES
We understand that the property has the benefit of mains water, gas, electricity 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 County Borough Council, The Guildhall, Wrexham, LL11 1AY.
Tel: 01978 292000.

COUNCIL TAX
The property is in Band ' D ' on the Wrexham Borough Council 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.

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