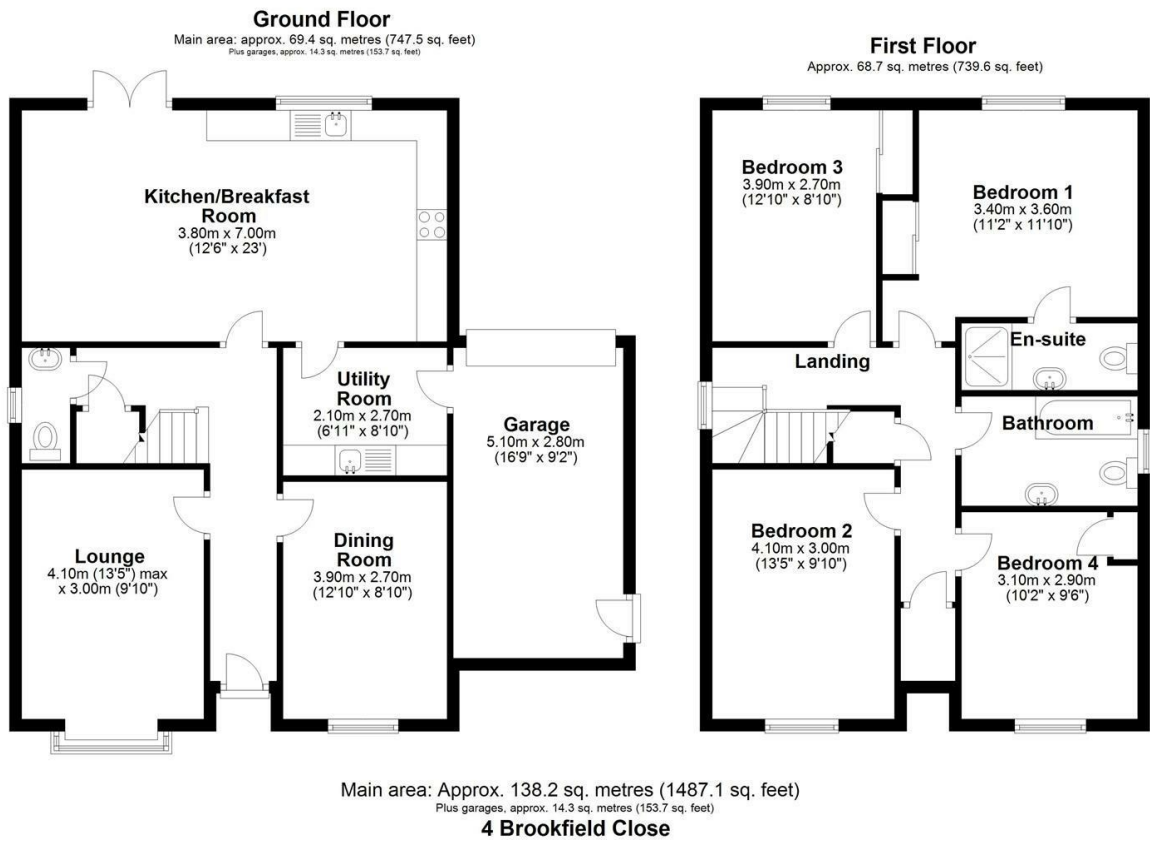


FOR SALE

4 Brookfield Close, Penley, Wrexham, LL13 0SJ



FOR SALE

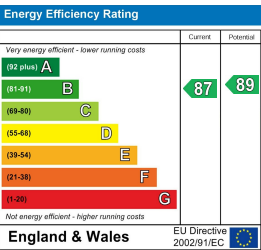
Offers in the region of £324,995

4 Brookfield Close, Penley, Wrexham, LL13 0SJ

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 622602

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



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Ellesmere (4.5 miles), Wrexham (10 miles), Oswestry (14 miles), Shrewsbury (21 miles)

(All distances approximate)



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- **Constructed in 2018**
- **Detached Family Home**
- **Gardens**
- **Attached Single Garage**
- **Popular Village Location**
- **No Onward Chain**

DESCRIPTION

Halls are delighted with instructions to offer 4 Brookfield Close in Penley for sale by private treaty and with the benefit of no onward chain.

4 Brookfield Close is a deceptively spacious four-bedroom detached family home completed in 2018, benefitting from front and rear gardens, attached single garage, and a master Bedroom with En-Suite, situated on the outskirts of the popular village of Penley.

The property, which has been carefully maintained by the current vendor, currently comprises, on the ground floor, an Entrance Hall, Dining Room, Living Room, Kitchen/Dining Room, Utility Room, and Cloakroom, together with four first floor Bedrooms (Bedroom One with En Suite Shower Room) and a family Bathroom.

Externally the property is complimented by private rear gardens and ample parking for a number of vehicles, along with an attached single garage.

The sale of 4 Brookfield Close does, therefore, offer the rare opportunity to acquire a spacious family home with the benefit of garage and gardens, situated on a popular, edge of village location.

SITUATION

4 Brookfield Close situated on the edge of the well known village of Penley, which is well known for its primary and secondary schools. The nearby well known North Shropshire Lakeland town of Ellesmere is only 4.5 miles away which has an excellent range of local shopping, recreational and further educational facilities with the towns of Wrexham (10 miles), Shrewsbury (21 miles) and Chester (25.5 miles) all within easy motoring distance.

THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a UPVC front door in to the:

ENTRANCE HALL

Matwell, wood effect vinyl flooring, understairs storage cupboard, carpeted stairs leading to the first floor and door in to the:

LIVING ROOM

13'5" x 9'10"
Fitted carpet as laid and UPVC double glazed bay window on to front elevation.

DINING ROOM

12'9" x 8'10"
Fitted carpet as laid and UPVC double glazed window on to front elevation.

KITCHEN/DINING ROOM

22'11" x 12'5"
A selection of base and wall units with granite worktops above, stainless steel sink with draining area to one side (H&C), metro tiled splashbacks, a Schott Ceran four ring electric oven with, to the side, a Beko eye level oven and grill, integrated dishwasher, under counter integrated Belling fridge, UPVC double glazed window on to rear elevation and UPVC double glazed patio doors leading out on to rear elevation, wood effect vinyl flooring, useful chalk board wall and a door leading in to the:

UTILITY ROOM

8'10" x 6'10"
A continuation of the wood effect vinyl flooring, base units with planned spaces for appliances and a stainless steel sink with draining area to one side and separate taps, with metro tiled splashbacks and shelving above, a door from the Utility Room leads in to the garage.

CLOAKROOM

A continuation of the wood effect vinyl flooring, opaque UPVC double glazed window on to side elevation, wall mounted basin with (H&C), tiled splashback above and a low flush WC.

FIRST FLOOR LANDING

Fitted carpet as laid, UPVC double glazed opaque window on to side elevation, two storage cupboard and inspection hatch to loft space.

BEDROOM ONE

11'9" x 11'1"
Fitted carpet as laid, UPVC double glazed window on to rear elevation offering excellent views over local countryside, recessed mirror fronted wardrobes containing shelving and clothes rail and a door in to the:

EN SUITE SHOWER ROOM

Vinyl flooring and bathroom suite to include low flush WC, pedestal hand basin (H&C) and mixer tap, walk-in shower cubicle with fully tiled surround and mains fed shower.

BEDROOM TWO

13'5" x 9'10"
Fitted carpets as laid, UPVC double glazed window on to front elevation and built-in mirror fronted wardrobes.

BEDROOM THREE

12'9" x 8'10"
Fitted carpet as laid, UPVC double glazed window and recessed mirror fronted wardrobe containing shelving and clothes rail.

BEDROOM FOUR

10'2" x 9'6"
Fitted carpet as laid, UPVC double glazed window on to front elevation and built-in wardrobe with clothes rail and shelving.

FAMILY BATHROOM

Vinyl flooring, opaque UPVC double glazed window on to side elevation and a bathroom suite to include; pedestal hand basin (H&C), low flush WC, panelled bath with (H&C) and mains fed shower, partly tiled walls and a heated towel rail.

OUTSIDE

The property is approached through a low level timber picket fence with a gate allowing access on to a paved walkway leading to the covered front door. the front gardens are predominantly laid to lawn but with a useful paved walkway leading around the side to the parking area and rear garden.

The rear gardens are predominately laid to lawn and extend to the rear and left hand side of the property also containing an attractive patio area offering an ideal space for outdoor entertaining and dining. The rear gardens contain the oil storage tank and are bordered by timber fencing and flower/shrub beds. There is also a useful metal garden storage shed.

The property is served by ample parking for a number of vehicles on a tarmac driveway to the right hand side of the property with further allocated spaces situated to the rear.

ATTACHED SINGLE GARAGE

16'8" x 9'2"
Situated to the right hand side of the property with an up and over front door, concrete floor, further pedestrian access door from the paved walkway which has opaque glazed panelling, power and light laid on and housing the oil fired boiler.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

TENURE

The property is said to be freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

COUNCIL TAX

The property is in band 'F' on the Wrexham County Borough Register.

VIEWINGS

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