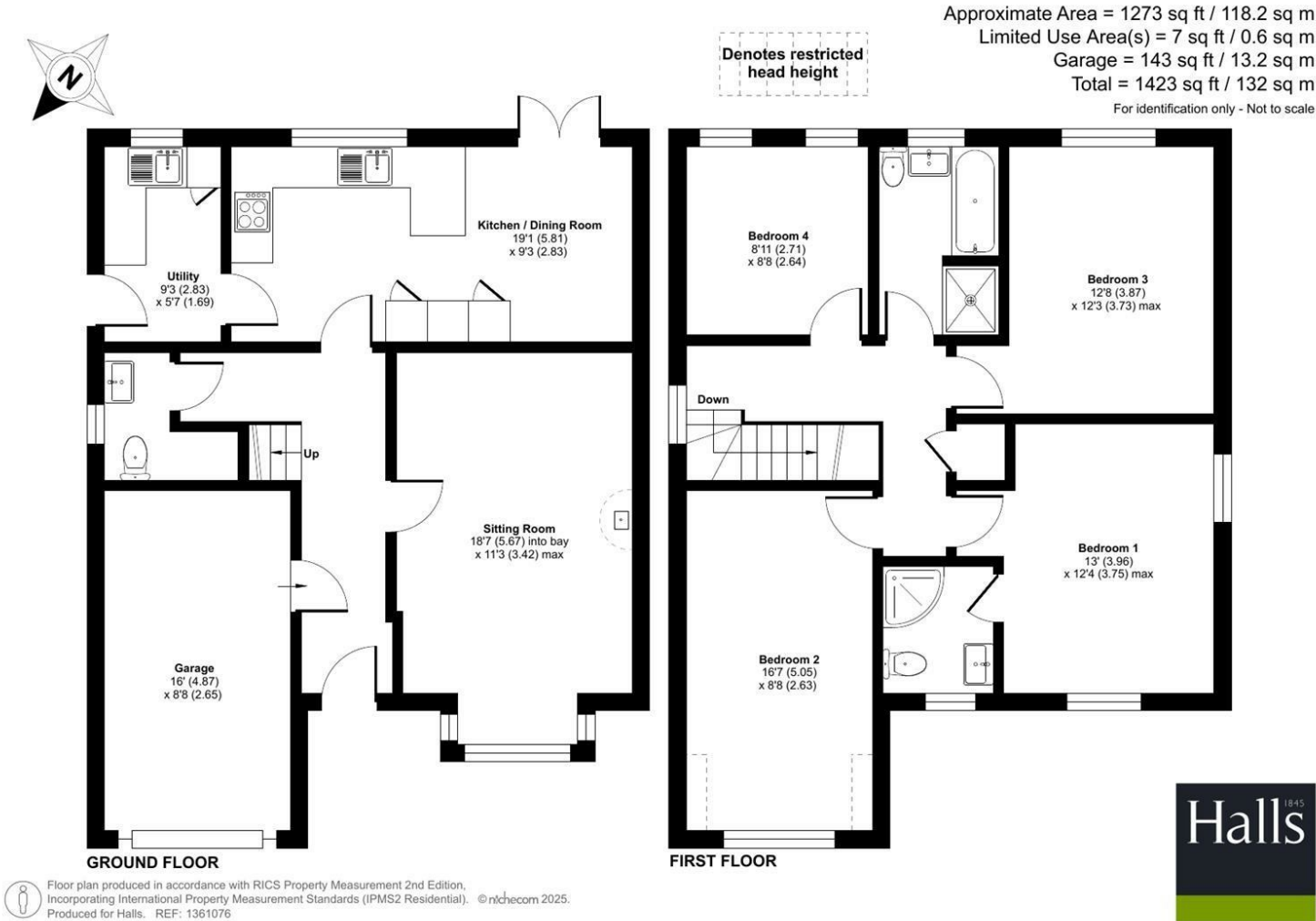


FOR SALE

1 Church View Overton Road, Penley, Nr Wrexham, LL13 0LU



FOR SALE

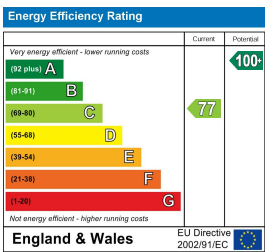
Offers in the region of £325,000

1 Church View Overton Road, Penley, Nr Wrexham, LL13 0LU

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



A recently constructed and much improved modern four-bedroom detached family home boasting elegantly presented living accommodation, attractive gardens, and ample driveway parking with integral garage, conveniently situated within the popular village of Penley.



01691 622602

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



onTheMarket.com



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Ellesmere (5 miles), Wrexham (10 miles), Chester (20 miles).

(All distances approximate)



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Recently Constructed
- Modern Family Home
- Much Improved and Well Presented
- Attractive Gardens
- Driveway and Garage
- Edge of Village Location

DESCRIPTION
Halls are delighted with instructions to offer 1, Church View, Penley, for sale by private treaty.

1 Church View is a recently constructed modern four-bedroom detached family home built to a bespoke and considered design which has been lovingly improved by the current vendors to now provide just under 1,300 sq ft of carefully maintained and well presented living accommodation thoughtfully arranged across two well proportioned floors.

The property rests centrally within attractive south-facing gardens which have, again, been subject to substantial improvement works by the current vendors, with, to the fore, ample driveway parking for a number of vehicles bordered by a well-stocked floral bed and leading on to an integral Garage. The rear gardens have been designed to evoke a Mediterranean ambience and comprise easily maintained gravel beds complemented by a covered seating area, barbecue area, and a timber outbuilding housing a hot-tub (included within the purchase price).

SITUATION
1 Church View forms part of a select development of just two modern homes situated in a prime position within the popular 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
///comforted.drives.writing

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.

DIRECTIONS
From Ellesmere proceed on the A528 in a northerly direction for approximately 1 mile and turn right signposted Penley. Continue for approximately 3 miles to a T-junction in the centre of Penley and turn left. Proceed straight over the mini island and continue for a short distance where the property will be located on your left hand side, identified by Halls 'for sale' board.

THE PROPERTY
The property is principally accessed from the north via a covered external Porch which opens into an Entrance Hall, where stairs rise to the first floor with recessed Cloakroom beneath and a door leads immediately to the right into a particularly welcoming Living Room, complete with a large bay-window onto the front and with wall panelling and a centrally positioned log-burner allowing for a cosy "cottage" feel.

The Entrance Hall culminates at an impressive Kitchen/Dining Room, this spanning almost the entire width of the property and comprising a selection of modern fitted units alongside planned space for a seating/dining area, this allowing the room to cater to family moments and social occasions alike, with the seating area positioned before double-opening patio doors which exit onto the garden. To the left of the Kitchen is a useful Utility Room with further cupboards and space for white goods, as well as a secondary access door to the side.

Stairs rise to a first floor landing with recessed storage cupboard, from where access is provided into four well proportioned Bedrooms, each able to accommodate double beds and with the Master boasting an adjoining En-Suite Shower Room, with a family bathroom containing a modern white suite serving the remaining Bedrooms.

OUTSIDE
The property is approached through double-opening timber gates set within mid-height brick walls which open onto a brick-paved driveway providing ample space for multiple vehicles, this bordered by gravelled beds interspersed by flowers and shrubs and leading on to an integral single Garage (approx. 4.87m x 2.65m) with roller shutter front access door, power and light laid on, and pedestrian access from the Entrance Hall.

The rear gardens have been meticulously improved and offer a wonderful complement to the property, having been designed with not only ease of maintenance in mind, but also to evoke a Mediterranean air, with gravel beds inset with hardy plants and flanked by a paved seating area beneath a vine-strewn pergola. The gardens further comprise a BBQ area and a timber outbuilding which houses a Hot-Tub.

THE ACCOMMODATION COMPRISES
- Ground Floor -
Entrance Hall:
Living Room: 5.67m x 3.42m
Cloakroom:
Kitchen/Dining Room: 5.81m x 2.83m
Utility Room: 2.83m x 1.69m

- First Floor -
Bedroom One: 3.96m x 3.75m
En-Suite:
Bedroom Two: 5.05m x 2.63m
Bedroom Three: 3.67m x 3.73m
Bedroom Four: 2.67m x 2.71m
Family Bathroom:

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

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

COUNCIL TAX
The property is within 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.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.