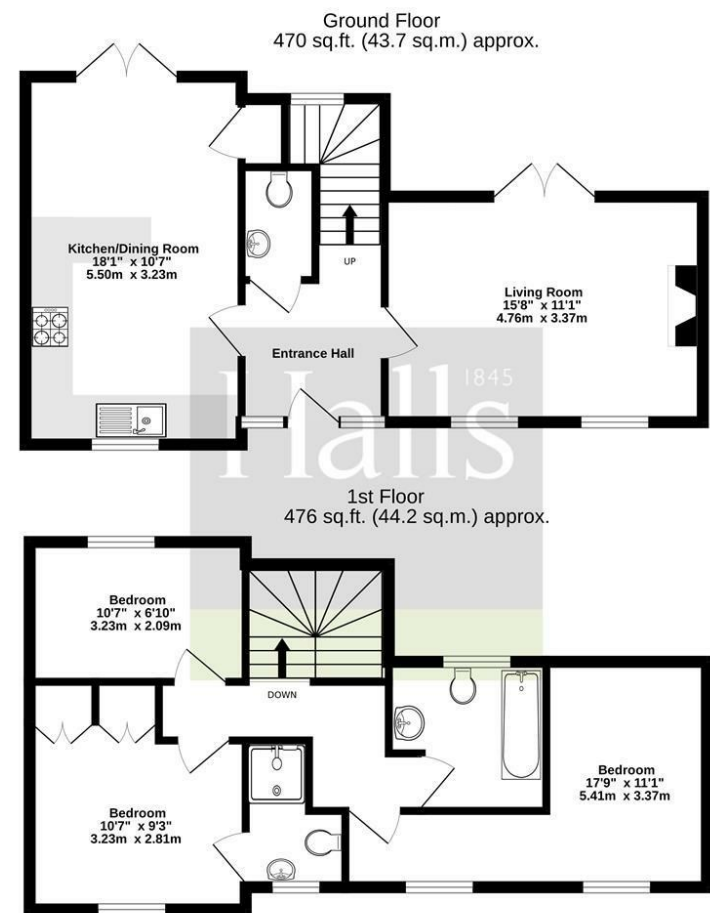


FOR SALE

2 Salop Mews, Overton-on-Dee, Nr Wrexham, LL13 0DX



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

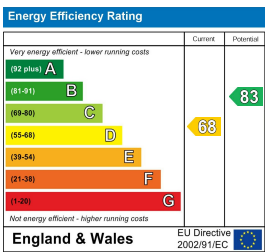
Offers in the region of £289,995

2 Salop Mews, Overton-on-Dee, Nr Wrexham, LL13 0DX

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 well designed three-bedroom detached family home boasting around 1,000 sq ft of living accommodation, alongside easily maintained gardens and ample driveway parking with single garage, conveniently situated 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



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Ellesmere (5.5 miles), Wrexham (7 miles), Chester (18 miles), Shrewsbury (25 miles)

(All distances approximate)



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached Family Home
- Circa 1,000 sq ft
- Block paved drive & detached single garage
- Easy to maintain gardens
- Convenient village centre location
- Inspection recommended

DESCRIPTION
Halls are favoured with instructions to offer 2 Salop Mews, in Overton-on-Dee, for sale by private treaty.

2 Salop Mews is a well designed three-bedroom detached family home which provides just under 1,000 sq ft of carefully arranged living accommodationflexibly arranged across two generous floors.

The internal accommodation currently provides, on the ground floor, a Reception Hall, Cloakroom, Kitchen/Breakfast Room and Living Room together with three first floor Bedrooms (Bedroom One with En Suite Shower Room) and a family Bathroom. The property benefits from double glazed windows, a gas fired central heating system and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by a block paved access drive providing parking and leading to a detached single garage.

The gardens have been designed with ease of maintenance in mind being predominantly paved/gravelled with an excellent entertaining area to the rear.

The sale of 2 Salop Mews does, therefore, provide a rare opportunity for purchasers to acquire am attractive three-bedroom detached family home in this particularly popular village location.

SITUATION
2 Salop Mews is situated in the centre of the popular village of Overton-on-Dee, which has excellent local amenities to include a primary school, doctors surgery, pharmacy, village convenience store, butchers, and Parish Church. In addition, there are extremely popular traditional pub/restaurants nearby including The Cross Foxes (1.4 miles) and The Boat Inn (2.5 miles) aswell as Bangor-on-Dee racecourse within a short drive. Whilst enjoying this convenient village location, the towns of Wrexham (7 miles) and Ellesmere (5 miles) both provide a more comprehensive range of amenities of all kinds. The county towns of Chester (22 miles) and Shrewsbury (25 miles) are also within easy commuting distance. The A483 provides good road links to the north and south and the M53 and M56 motorways provide relatively easy access to Liverpool and Manchester whilst Crewe and Chester stations offer an inter-city rail service to London Euston.

THE ACCOMMODATION COMPRISES:
Timber front entrance door with glazed side panels to either side opening in to a:

RECEPTION HALL
Ceramic tiled flooring, ceiling coving, carpeted staircase to first floor.

DOWNSTAIRS CLOAKROOM
Ceramic tiled flooring, hand basin (H&C), low flush WC.

KITCHEN/BREAKFAST ROOM
18'0" x 10'7" (5.5m x 3.23m)
Fully fitted kitchen including a stainless steel 1.5 sink unit (H&C), a range of roll topped work surface areas with base units below incorporating cupboards and drawers, one of the cupboards contains the Worcester 28CDI gas fired boiler, planned space for a dishwasher, integrated five ring gas hob unit with double oven below and extractor hood over, matching eye level cupboards, breakfast bar, French doors leading out to the rear garden, ceramic tiled flooring, double glazed window to front elevation, door in to a recessed storage cupboard.

LIVING ROOM
15'7" x 11'0" (4.76m x 3.37m)
Laminate flooring, two double glazed windows to front elevation, French doors to rear elevation leading out to the rear gardens, attractive fireplace, ceiling coving.

FIRST FLOOR LANDING AREA
Fitted carpet as laid, inspection hatch to roof space.

BEDROOM ONE
10'7" x 9'2" (3.23m x 2.81m)
Fitted carpet as laid, double glazed window to front elevation, 'His & Hers' fitted wardrobes and a door in to an:

EN SUITE SHOWER ROOM
Pedestal hand basin (H&C), fully tiled shower cubicle with mains fed shower, low flush WC, double glazed opaque window to front elevation, ceramic tiled flooring, fully tiled walls.

BEDROOM TWO
17'8" x 11'0" (5.41m x 3.37m)
Fitted carpet as laid, double glazed windows to front elevation.

BEDROOM THREE
10'7" x 6'10" (3.23m x 2.09m)
Fitted carpet as laid, double glazed window to rear elevation.

FAMILY BATHROOM
Pedestal hand basin (H&C) with mixer tap, P shape bath (H&C) with mixer tap and shower attachment, low flush WC, double glazed opaque window to rear elevation, ceramic tiled flooring, fully tiled walls, heated towel rail/radiator.

OUTSIDE
The property is approached from Salop Road over a block paved drive leading to a parking area to the rear of the property fronted by a:

DETACHED SINGLE GARAGE
Concrete floor, up and over front entrance door with electric and light laid on.

GARDENS
The gardens have been designed with ease of maintenance in mind, being predominantly paved/gravelled with an ideal outdoor entertaining space to the rear retained by high level fencing.

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

COUNCIL TAX
The property is in Council Tax Band 'E' on the council register.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.