



FOR SALE

Offers in the region of £159,995

17 Pendas Park, Penley, Wrexham, LL13 0NN

A much improved and deceptively spacious two-bedroom mid-terrace home boasting generously proportioned living accommodation, attractive gardens, and impressive energy credentials, conveniently situated within a popular development in the village of Penley.



Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)



- Well Presented
- Deceptively Spacious
- Two Bedrooms
- Front and Rear Gardens
- Impressive Energy Credentials
- Popular Village Location

DESCRIPTION

Halls are delighted with instructions to offer 17 Pendas Park in Penley for sale by private treaty.

17 Pendas Park is much improved two-bedroom mid-terrace home which has recently been subject to a number of energy-efficiency enhancements and which now offers over 860 sq ft of neutrally presented living accommodation ideally suited to a range of buyers, be they first-time buyers, families, downsizers, or investors.

The property is complemented by gardens to both the front and rear, with the former of these comprising an area of lawn intersected by a paved walkway, with, to the rear, further lawns, a paved patio area, and a number of mature shrubs and plants.

SITUATION

17 Pendas Park is enviably positioned within a popular development in village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst retaining a convenient proximity 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.

THE PROPERTY

The property is principally accessed into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the right into a well proportioned Living Room, with window overlooking the front elevation, a ceiling fan, and ample space for seating, alongside a further door which opens into a Kitchen/Breakfast Room, this comprising a selection of fitted base and wall units, a window to the rear, and partially tiled walls.

The ground floor accommodation is completed by a rear Hall with secondary access door from the rear gardens, which houses the recently installed water cylinder and leads into a Utility Space with recessed storage cupboard.

Stairs rise from the Entrance Hall to a first floor landing with further recessed storage cupboard, from where doors provide access into two generously sized Bedrooms, both able to accommodate double beds and with the Master extending to over 6m in width, with the Bedroom served by a family Bathroom and a separate WC.

OUTSIDE

The property is approached over a concrete pathway flanked to one side by an area of lawn. Situated to the fore of the property is ample communal off-street parking.

The rear gardens provide a perfect complement to the home, with a further expanse of lawn joined by a paved patio area which offers an ideal spot for outdoor dining and entertaining, alongside a timber garden shed, mature hedge boundary to one side, and a number of established shrubs.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



THE ACCOMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 4.95m x 3.76m

Kitchen/Breakfast Room: 3.78m x 2.46m

Utility Room: 2.08m x 1.65m

- First Floor -

Bedroom One: 6.02m x 2.62m

Bedroom Two: 3.86m x 3.05m

Bathroom:

WC:

DIRECTIONS

Leave Ellesmere to the north via Grange Road, continuing for approximately 1 mile until a right hand turn (signposted 'Penley') leads onto a country lane. Proceed along this lane 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, turning right shortly after onto Pendas Park where the property will be situated on the right and identified by a Halls For Sale board.

W3W

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SERVICES

The property is understood to benefit from mains water, electrics and drainage. Heating is provided by an air-source heat pump.

TENURE

The property is said to be of freehold tenure

POSSESSION

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.

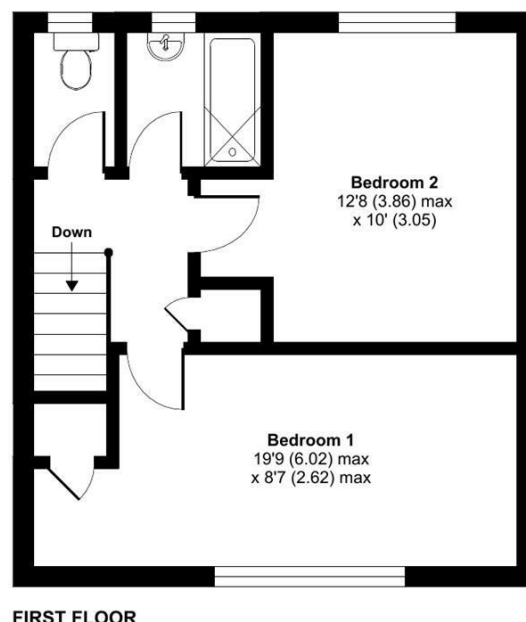
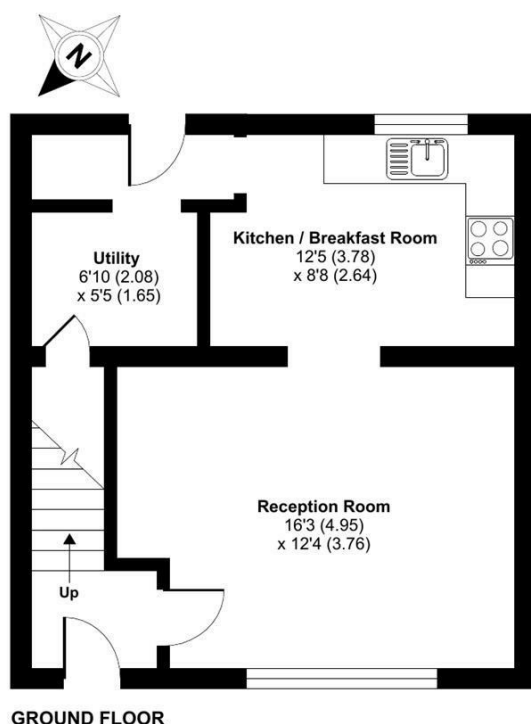
VIEWINGS

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

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Approximate Area = 866 sq ft / 80.5 sq m
For identification only - Not to scale

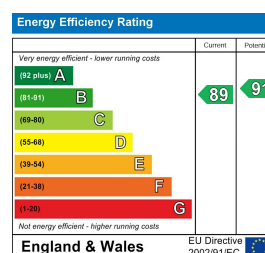


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1370740

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 Ratings



01691 622602

Ellesmere Sales

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