



The Copse, Station Road, Rossett, Wrexham LL12 0GD

Welcome to

The Copse, Station Road, Rossett, Wrexham

A superb detached family home with spacious, versatile and well presented accommodation, including 3 separate reception rooms and 4 double bedrooms, benefitting from a double garage, parking, and a lovely private garden.



The Property Is Approached

Entrance Porch

Entrance Hall

Cloakroom

Lounge

20' 8" min x 12' 5" min (6.30m min x 3.78m min)

Dining Room

13' 8" max x 12' (4.17m max x 3.66m)

Kitchen/Breakfast Room

12' 6" x 12' (3.81m x 3.66m)

Utility Room

7' 8" x 7' 8" (2.34m x 2.34m)

Study/Bedroom Five

11' 4" x 9' 11" (3.45m x 3.02m)

Ground Floor Shower Room/Wc

First Floor Landing

Bedroom One

13' 4" x 12' 7" (4.06m x 3.84m)

En-Suite Bath/Shower Room

Dressing Room

8' x 7' (2.44m x 2.13m)

Bedroom Two

16' 1" x 10' 4" (4.90m x 3.15m)

Bedroom Three

13' 2" x 12' (4.01m x 3.66m)

Bedroom Four

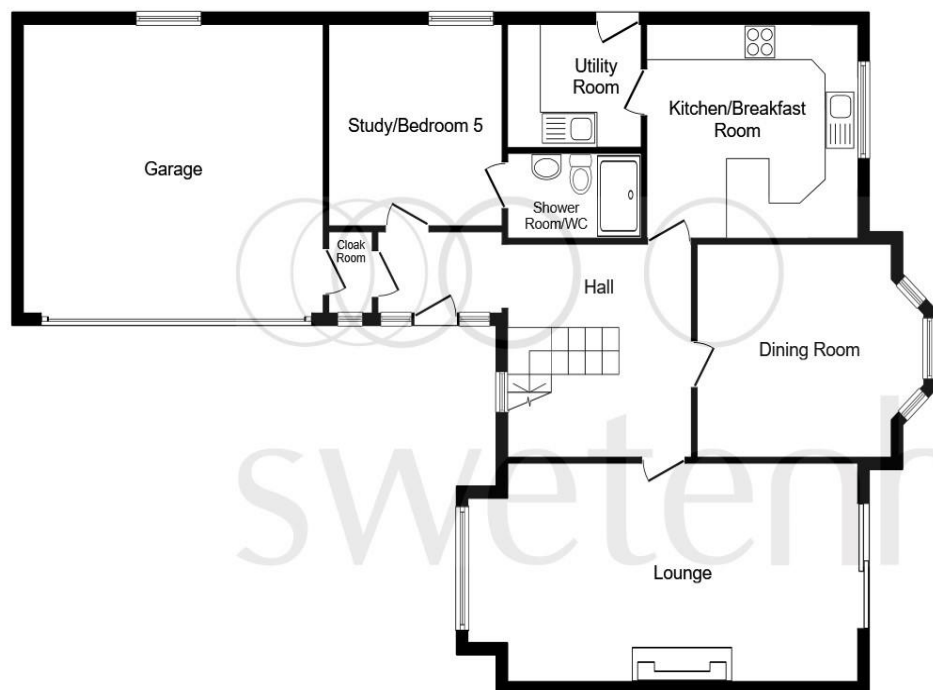
12' x 9' 6" (3.66m x 2.90m)

Bathroom

Garage

18' 1" x 16' 3" (5.51m x 4.95m)

Gardens



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

**The Copse, Station Road, Rossett,
Wrexham**

- A Superb 4-Bedroom Detached Property
- 3 Separate Reception Rooms
- Parking + Garage
- Lovely Private Garden
- Within Walking Distance of the Village

Tenure: Freehold EPC Rating: C

offers over

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS118323



Property Ref:
CHS118323 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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