

Town & Country

Estate & Letting Agents



4 Sandringham Close, Bersham, LL14 4FF

Offers In The Region Of £229,950

Town and Country Oswestry offer this immaculate, extended three bedroom family home to the market. The property is located in a cul de sac position on a sought after residential development in the popular area of Bersham close to the market town of Wrexham. The well maintained interior offers a hallway, lounge, garden room, kitchen and sitting room/ dining room. To the first floor there are three bedrooms and a family bathroom. The gardens are all well tended to create low maintenance areas to sit and relax. Parking is provided for two vehicles. Wrexham is a five minute drive away and offers all amenities, whilst the property has good rad links to larger towns and cities.

Directions

From our Oswestry office proceed out of the town towards Wrexham. Follow the road along the bypass and turn off signposted Rhostyllen. At the roundabout take the first left towards Johnstown and then immediately right towards Bersham. Follow the road along and at the junction turn right then immediately left. Follow the road for approximately 200 metres and turn right onto the development. Follow the road down where the cul de sac will be found on the right hand side.

Accommodation Comprises

Entrance Hallway

The entrance hall has a decorative tiled floor, stairs leading to the first floor, recently installed Rockwood composite side entrance door with glazed side panel, radiator and doors leading into the lounge and the kitchen.

Kitchen 16'9" x 10'9" (5.13m x 3.30m)



The well appointed kitchen is fitted with a good range of base and wall units with work surfaces over, under unit lighting, feature plinth lighting, plumbing for a washing machine and integrated fridge, one and a half bowl sink unit, part tiled walls, gas hob, extractor hood and electric Indesit oven. There is a concealed Worcester gas fired boiler and a window to the front. A door leads through to the sitting room/ dining room.

Additional Photo



Sitting Room/ Dining Room 16'4" x 7'8" (4.98m x 2.34m)



A very versatile room ideal for a number of uses including a ground floor bedroom having a window to the front, wood effect flooring and a radiator.

Additional Photo



Lounge 16'9" x 10'9" (5.13m x 3.30m)



The cosy but good sized lounge has a feature log burning stove with a tiled surround and slate hearth, coved ceiling, a window to the rear, under stairs storage and solid oak wood flooring. covering. Patio doors lead through to the garden room.

Additional Photo



Additional Photo



Garden Room 13'8" x 6'5" (4.17m x 1.96m)



A lovely bright room that links the garden to the house having tiled flooring, a modern vertical radiator, vaulted ceiling with two roof lights and spotlighting. Patio doors lead out to the rear garden.

Additional Photo



Landing



The landing has a radiator and doors leading to the bedrooms and the bathroom.

Bedroom One 11'8" x 11'5" (3.58m x 3.48m)



A good sized double bedroom having fitted wardrobes with sliding doors. There is a radiator and a window to the front.

Additional Photo



Additional Photo



Bedroom Three 7'6" x 7'1" (2.31m x 2.16m)



The third bedroom has a radiator and a window to the rear overlooking the garden.

Bedroom Two 12'8" x 11'1" (3.87m x 3.38m)



Another good sized double bedroom having a fitted wardrobe with sliding doors, built in cupboard with radiator (used as an airing cupboard), radiator and a window to the rear overlooking the garden with loft access

Family Bathroom



The bathroom is fitted with a panelled bath with a mains powered shower over and mixer taps. low level w.c., wash hand basin, shaver point, part tiled walls, wood effect flooring, radiator and a window to the front.

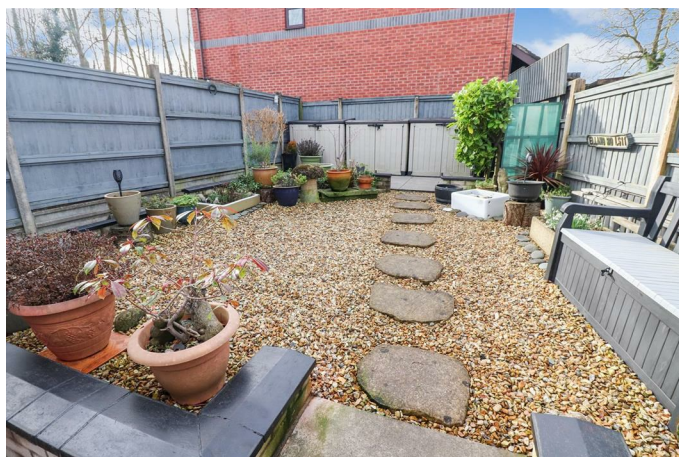
To The Outside

To the front of the property there is a well maintained tarmac drive providing ample off road parking for

two - three vehicles, recently done in 2023 There are fence boundaries and a small flower bed and external security lighting. Gated access to the side and path leads to the rear and the side door with canopy porch. A further gate gives access to the rear gardens.

The rear gardens are low maintenance with gravelled and shrubbed areas along with a paved patio all enclosed by fence panelling. The garden also has an outside tap and enjoys a good degree of privacy. Also with outside electric socket.

Rear Garden



Additional Photo



Additional Information About The Property

The property had new windows fitted in 2020. Cedar cladding was fitted on the exterior of the property in 2022, making the outside extremely low maintenance.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional

aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

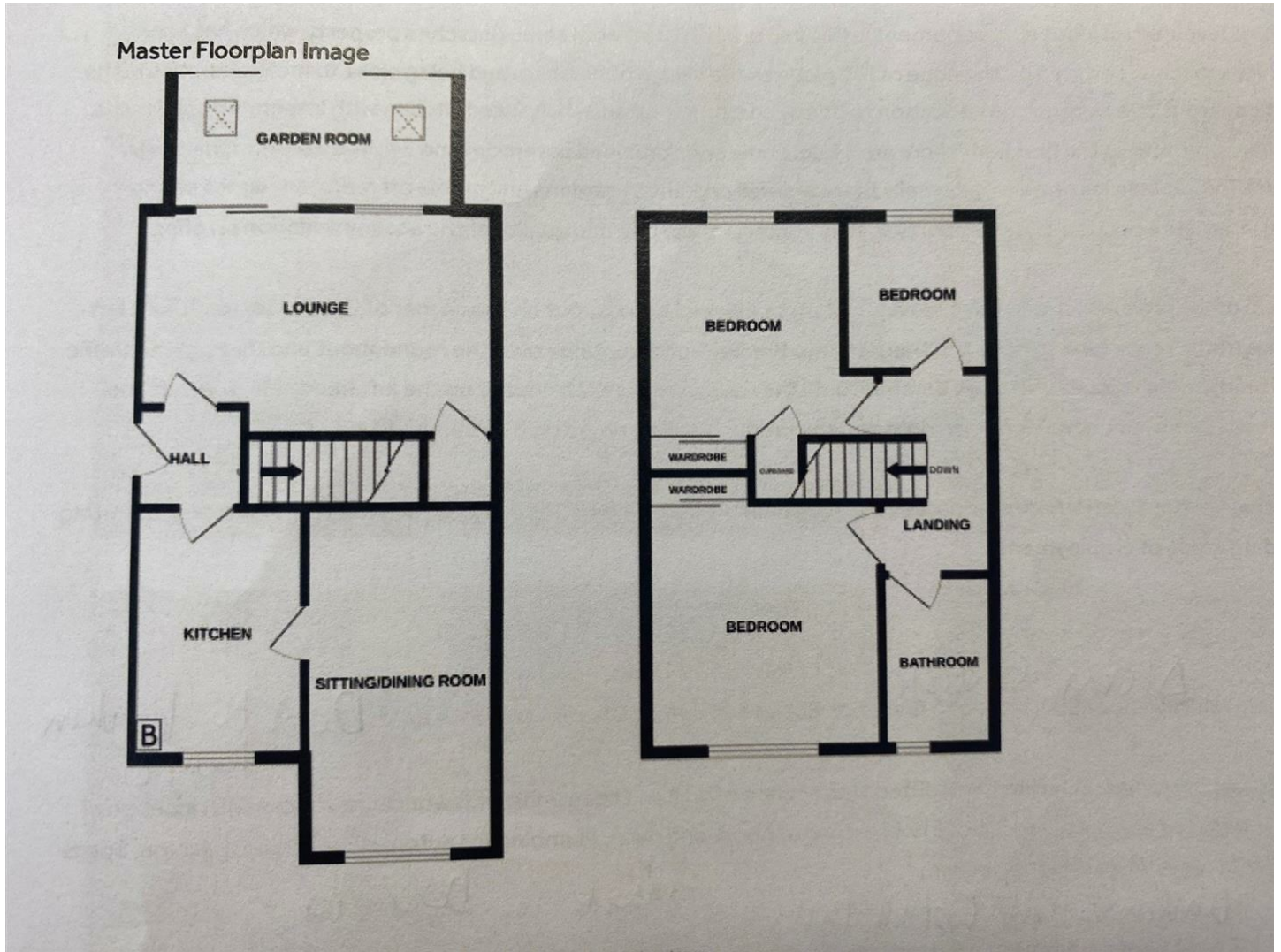
Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

Additional Information

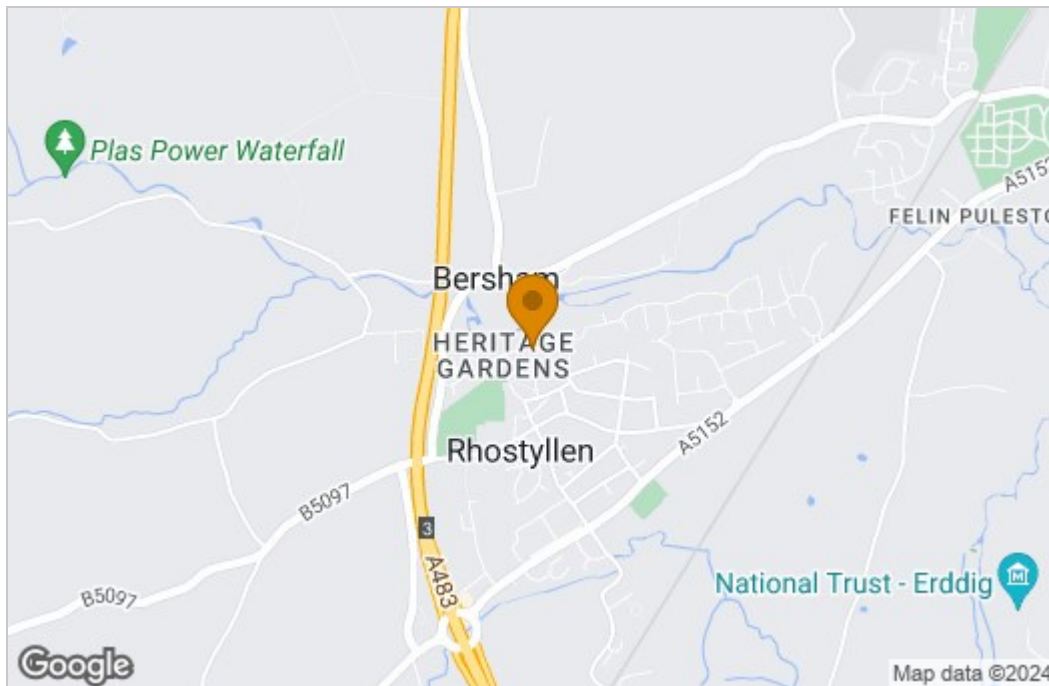
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

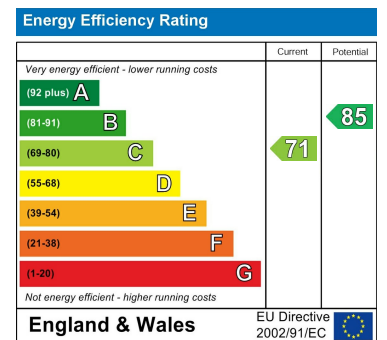
Floor Plan



Area Map



Energy Efficiency Graph



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