

Town & Country

Estate & Letting Agents



6 Tudor Drive, Penley, LL13 0JN

Asking Price £425,000

WITH NO ONWARD CHAIN! Town and Country Oswestry presents this modern, eco-friendly, bespoke four double bed roomed detached home. Greenfields is just outside the charming and very well-located village of Penley. Just 3.5 miles away from the lovely Lakeland town of Ellesmere, with its many amenities and attractions. Inside, the spacious reception rooms and large kitchen/dining/family room provide ample space for entertaining or for simply relaxing and enjoying the views. The 4 double bedrooms and two bathrooms are all finished to a very high standard. Also boasting a generous utility room, separate cloakroom and a study, this property has it all. To the rear is a private lawned garden with a patio enjoying the rural views. To the front there is boundary hedging and a trellised planting boarder creating sunny and private courtyard style seating areas. There is off road parking for 3 cars and an attached large single garage with electric roller shutter doors and a sizeable wooden outbuilding adding to the appeal. The towns and cities of Wrexham, Shrewsbury and Chester are all easily accessible.

Directions

On entering the town of Ellesmere (from the Oswestry side), proceed along to the traffic lights and bare left. At the mini roundabout take the first exit, then at the next roundabout take the first exit towards Overton. Follow this road approximately 1 mile before turning right at unlimited signs, signposted Penley. Follow this road (Ellesmere Lane) for approximately 2.4 miles. The turning into Tudor Drive will be found on the left side before reaching the village. The entrance to the private development will be found on the right side, number 6 is on the far right.

Overview

The property is bespoke in its design and has been developed to a very high and exacting standard by the present owners. Sitting in a tucked away position on a small select development, the property oozes quality and space and has been designed to be highly energy efficient whilst still offering comfortable, flexible family accommodation. With far reaching views to the rear and a bright modern interior, this property really does offer everything.

Electrical and Technology Information

Bluetooth ceiling Speakers to open plan areas, Bedroom One and Ensuite.

Multiple lighting choices and dimmers throughout.

Underfloor heating throughout with separate thermostats for each area.

Air source heat pump.

Solar panels.

Electric car charging point.

Hardwired ethernet to ground floor and downstairs TV sockets (plus media point in family room).

Extra sockets for multiple furniture placement throughout.

TV points in all rooms.

Hidden speaker cabling in the Living Room.

3 dual USB charging points.

Accommodation Comprises:

Hallway



The bright and welcoming hallway has a part glazed

door to the front and side panel, tiled flooring, elegant oak and glass staircase leading off to the first floor, large understairs cupboard housing the water tank and offering extra storage space. Doors lead to the lounge and the kitchen.

Lounge 15'9" x 10'10" (4.80m x 3.30m)



The homely yet spacious living area features a fireplace with tiled hearth with an oak beam over, contemporary wall lights and wood flooring.

Kitchen/Dining/Family Room 18'2" x 29'9" (5.54m x 9.08m)



The well-equipped, large kitchen/dining/family room is perfect for entertaining, comprising an extensive range of base and wall soft close units in gloss cream with breakfast bar and large pan drawers, contrasting worktops with tiled upstands and an inset ceramic one and a half bowl sink and mixer tap with boiling water tap. Appliances include eye level Hotpoint double oven, five ring induction hob with contemporary extractor fan over, integrated Samsung dishwasher and space for a large American fridge/freezer. Plenty of natural light shines into the room with windows to the side and rear and bifold doors to the rear leading out to the garden taking in the far reaching views beyond. A very adaptable space with a high specification finish.

Kitchen



Family Room



Additional Photograph



Utility Room 8'7" x 10'1" (2.63m x 3.09m)



Dining Area



The useful utility space has base and wall units with contrasting work surfaces and tiled upstands, stainless steel double sink with a mixer tap, plumbing for a washing machine and space for a dryer, tiled flooring, spotlighting and an extractor fan. Doors lead through to the cloakroom and the study.

Cloakroom

The ground floor cloakroom has a low level W/C, corner wash hand basin and mixer tap on vanity units, tiled flooring, extractor fan and spotlighting.

Study 8'0" x 10'2" (2.44m x 3.11m)

A perfect versatile space for those working from home or for a variety of uses, the study offers a private and quiet area with window to the front, fitted base and wall units with work surfaces over, spotlighting, tiled flooring and access into the garage.

Landing 7'6" x 18'9" (2.3m x 5.74m)



The large galley style landing has the continuation of the oak and glass staircase creating a bright and spacious area with double linen cupboard off with storage, a window to the front and doors off to all bedrooms and bathroom. There is a hatch up to the loft with a wooden railed pull down ladder.

Loft Space

Having professionally installed attic boarding and ladder access (30 ft long & shelved). With power and lighting and housing the solar panel controls.

Bedroom One 12'5" x 11'0" (3.81m x 3.37m)



A beautiful double bedroom having a window to the rear with views looking out on to fields and surrounding countryside. A door leads through to the ensuite.

Ensuite Bathroom 4'7" x 9'4" (1.40m x 2.85m)



The ensuite bathroom is finished to a high standard comprising a large walk in shower with two shower heads and concealed controls, wall hung wash hand basin with a mixer tap and drawers below, matching wall cabinet, low level W/C, tiled flooring, part tiled wall and extractor fan.

Bedroom Two 12'8" x 9'4" (3.87m x 2.87m)



The second generous double bedroom has a window to the rear with countryside views, fitted cupboard with first floor heating controls and a door leading to the Jack and Jill ensuite.

Jack and Jill Bathroom 8'6" x 6'5" (2.60m x 1.98m)



The stylish Jack and Jill style bathroom has lock off doors to bedroom two and the landing (creating a private ensuite to bedroom two if required), a window to the rear, wall hung wash hand basin with a mixer tap and two drawers underneath and illuminated mirror above, panelled bath with a mixer tap and glass screen and mains shower over, extractor fan, low level W/C, fully tiled walls and tiled flooring.

Bedroom Three 12'8" x 10'4" (3.87m x 3.17m)



A sizeable double bedroom with a window to the front and plenty of space for wardrobes.

Bedroom Four 11'0" x 8'1" (3.36m x 2.47m)



Another double bedroom having a window to the front, currently being used a study.

Garage 16'7" x 10'4" (5.08m x 3.16m)

The large garage has an electric roller shutter door, window to the side, part glazed door, loft access, plumbing and lighting.

Front Garden

The property has a courtyard style frontage with block cobble pattern imprinted driveway providing parking space for three cars, outside power and tap and electric car charging point. Continuation of the pattern imprinted path leads you down both sides of the property into the gated rear garden.

Rear Garden



The private rear garden is another great feature and has been well maintained by the current vendors and boasts wonderful far reaching countryside views, with a pattern imprinted patio, great for hosting friends and family in the summer months. With lawn beyond and gated side access.

Additional Photograph



Additional Photograph



Views From Rear Garden



Wooden Outbuilding 20'0" x 8'0" (6.10m x 2.44m)

There is a further useful space to the side of the garage with a purpose built outbuilding having double doors to the front and side door access from the rear garden.

Location



Number 6 Greenfields sits on a private development of just five properties on the edge of the popular village of Penley. The property enjoys a pretty rural location ideal for those wanting peace and quiet but still having great accessibility with road links to Wrexham, Whitchurch, Shrewsbury and the lovely Lakeland town of Ellesmere - only 3.5 miles away, and a 15 minute drive to the A483 or A5 for access to larger cities such as Chester.

Local primary and secondary schools, both highly rated, are walkable from the property and the prestigious Ellesmere College is a short drive away. Located near the Market Town of Ellesmere, this property offers a mixture of countryside living and the bustle of town life. Ellesmere provides everything you could need offering numerous amenities, including local pubs, supermarkets, local produce stores, an array of restaurants, library, dentist, independent shops, bakers, butchers, Post Office, pharmacy, florists, takeaways and much more!

Ellesmere boasts Ellesmere Primary School, Lakelands Academy and Ellesmere College, all with an Ofsted rating of 'Good'. Ellesmere also benefits from a sports club, cricket ground, football club, sports centre/gym and the oldest bowling club in the UK! It is just a short walk away from the Shropshire Union Canal and picturesque Mere, known for its beautiful wildlife and pathways to enjoy a gentle stroll, as well as boat hire and trips. A short drive-away, over the Welsh border is National Trust's Chirk Castle and the famous Pontcysyllte Aqueduct.

Additional Photograph



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, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours Of Business

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

To Book a Viewing

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

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.

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 F.

Services

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

Money Laundering Regulations

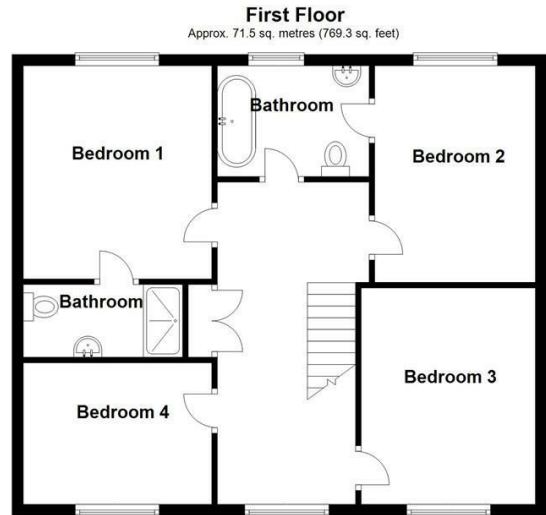
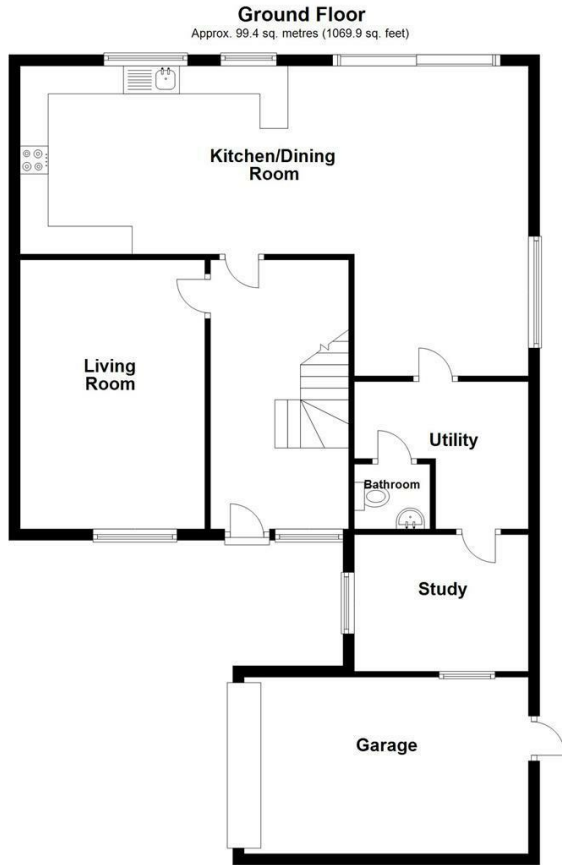
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

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.

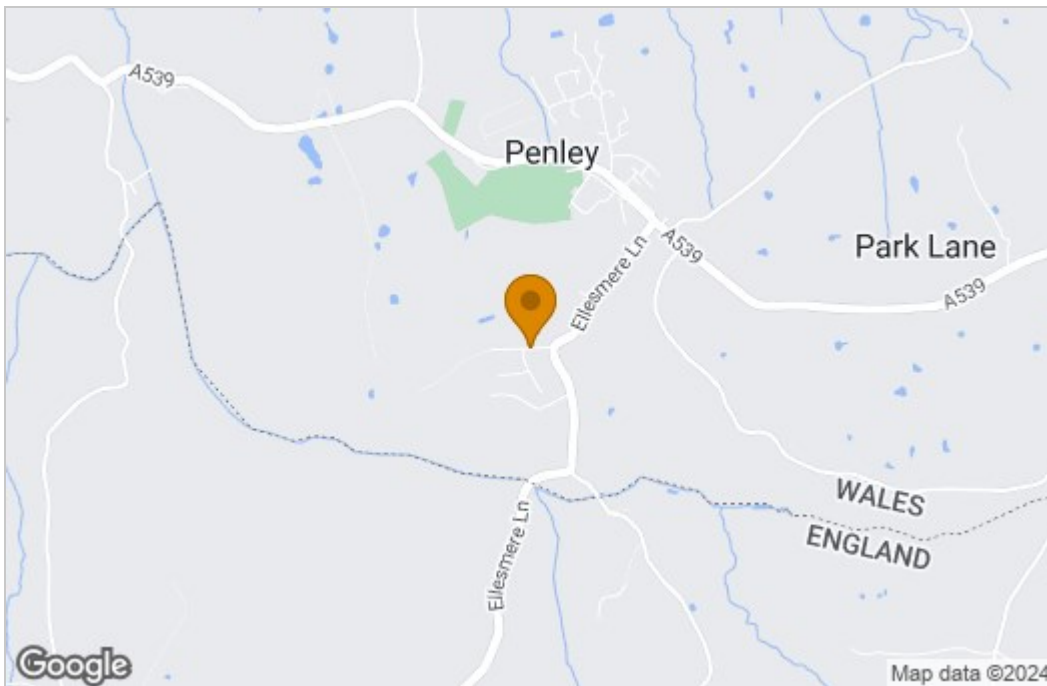
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

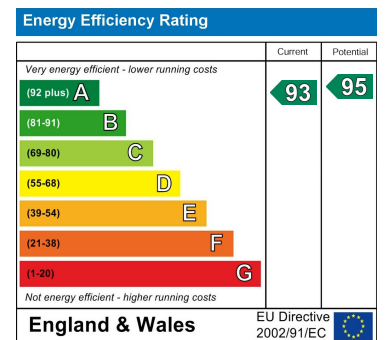


Total area: approx. 170.9 sq. metres (1839.1 sq. feet)

Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk