

# BOWEN

PROPERTY SINCE 1862



Asking Price £289,995

🏠 4 Bedrooms    🚿 2 Bathrooms

4 Oakfield Close, Bronington, Whitchurch,  
SY13 3GZ



## 4 Oakfield Close, Bronington,Whitchurch, SY13 3GZ

### General Remarks

**General Remarks:** Bowen are delighted with instructions to offer this four-bedroom detached property for sale by private treaty. This property occupies a corner plot location on this small established development in the popular village of Bronington. No:4 has the benefit of off-road parking, garage and open countryside views to the rear.

**Location:** The property is situated in the popular semi-rural village of Bronington being within easy reach of the neighbouring market towns of Whitchurch (4 miles), Ellesmere (7 miles). Both market towns have an excellent range of local shopping, recreational and educational facilities, and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Shrewsbury along with the Cities of Wrexham and Chester. Good road links from the A41 bypass to the motorway network. Nearby Whitchurch also has a main line train station.

### Accommodation

**Enclosed Entrance Porch:** Exterior Light and bell service.



**Half Glazed Entrance Door with glazed side panel:**

**Entrance Hall:** Radiator.

**Lounge:** Coving to ceiling, 'Clearview' stove set in brick surround on a raised tile hearth. Two radiators, matching wall lights.

**Dining Room:** Coving to ceiling, radiator. French doors opening onto patio area and rear garden.

**Kitchen:** Tile floor. Range of fitted wall cupboards with matching base units and worktop surface above. Integrated dishwasher, built-in 'Electrolux' electric fan assisted oven with 4 ring electric hob and extractor hood above. 1.5 stainless steel sink and drainer, integrated dishwasher. Partly tiled walls, radiator. spot lighting to ceiling.

**Utility Room:** Tile floor. 1.5 stainless steel sink unit and drainer with cupboards below and matching wall cupboard, worktop surface. Spaces for washing machine and dryer. Partly tiled walls, radiator, extractor fan. Half glazed door to outside.

**Cloakroom:** Tile floor. Low level flush wc., wash hand basin, extractor fan.

**Stairs to first floor and landing area:** Airing cupboard housing cylinder and slatted shelves. Access to roof space via a loft ladder.

**Bedroom One:** Built-in double door wardrobe with hanging rail and shelf, radiator.

**En-suite Shower Room:** Fully tiled corner shower cubicle with 'Triton T80si' electric shower, low level flush wc, pedestal wash hand basin, shaver point, extractor fan and radiator.

**Bedroom Two:** Built-in storage cupboard, built-in wardrobe with hanging rail and shelf. Radiator.

**Bedroom Three:** Radiator.

**Bedroom Four:** Radiator.

**Bathroom:** Vinyl flooring. Matching suite comprising: panelled bath with 'Triton T80' electric shower over with folding shower screen, pedestal wash hand basin, low level flush wc, extractor fan and radiator.

**Garage:** 'Up and over' door, power and light is laid on.

**Outside:** The property enjoys a corner plot location approached over a tarmac drive providing parking and access to the garage. There is a gravel area with some shrubs and plants. Access all around the property via side gates. The enclosed rear garden enjoys open views over the surrounding countryside. Laid to lawn with gravel area and patio. Borders housing a variety of flowering plants and shrubs. Outside tap.

**Tenure:** We are informed the property is freehold subject to vacant possession on completion.

**EPC Rating 64|D Council Tax Band 'E':**

**Local Authority:** Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

**Viewing and Further Information:** For further information or to arrange a viewing please contact the sole selling agents' Ellesmere Office on (01691) 622534.

**Directions:** From Ellesmere proceed out of the town along the A495 sign posted Whitchurch. After passing the Mere on the left turn left. Continue for approximately four miles passing through the village of Welshampton, after a further four miles you will approach the village of Bronington, turn left into School Lane and continue for a short distance to a mini-roundabout, turn right and continue into Oakfield Close where no:4 will be identified on the left handside. What3Words:///bitter.roofs.refills





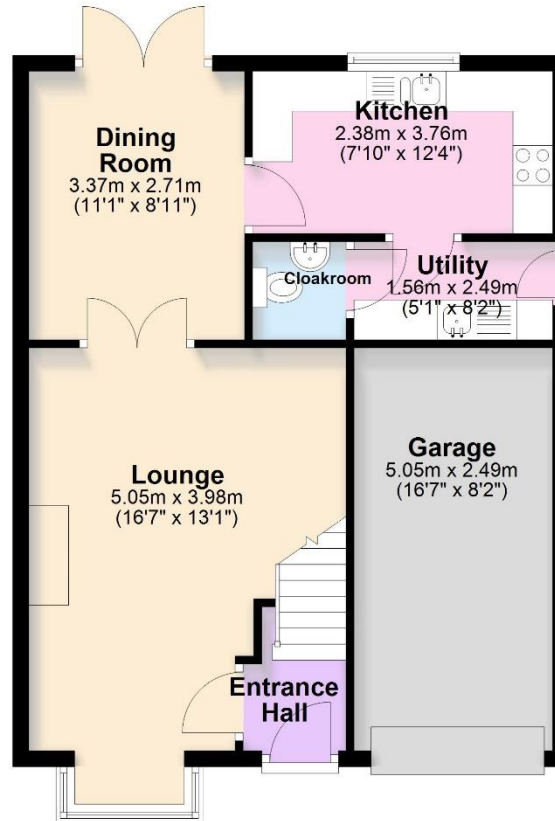


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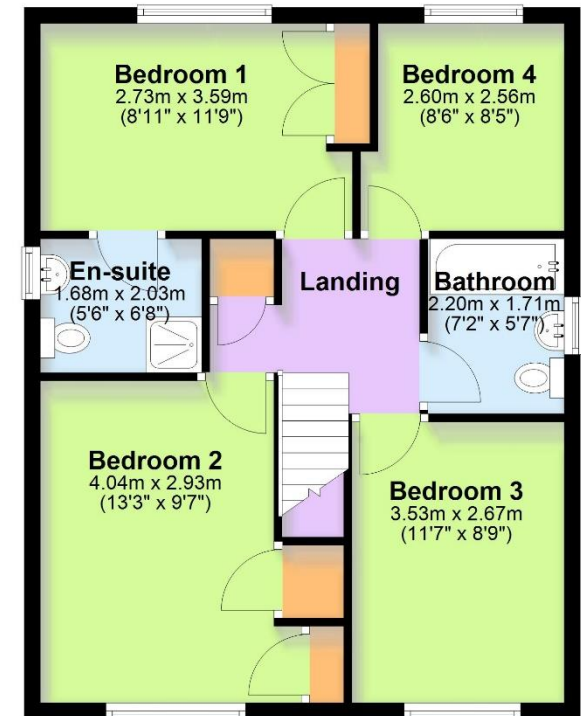
## Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



## First Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



Total area: approx. 112.5 sq. metres (1210.6 sq. feet)

## Get the most out of your property

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BOWEN

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