

FOR SALE

1 Bramblewood Court, Chirk Bank, Wrexham, LL14 5LJ



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.



FOR SALE

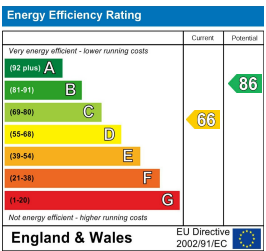
Offers in the region of £215,000

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**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 Rating



A well presented 3 Bedroom Semi-Detached House with attractive gardens and garage situated close to the popular village of Weston Rhyn, approximately 4 miles from Oswestry. The property offers light and bright well proportioned accommodation with easy access to commuter links and railway stations a short distance away at both Gobowen and Chirk.




01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
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2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- Modern 3 Bed Semi-Detached House
- Well Proportioned Layout
- Garage & Parking Space
- Gas Central Heating & Double Glazing
- Easy Access to Commuter Links
- Railway Stations Nearby

**DIRECTIONS**  
Proceed out of Oswestry on Gobowen Road. Upon reaching the roundabout on the bypass take the first left in the direct of Chirk and Wrexham. On reaching the next roundabout (Gledrid) take the first exit signposted Weston Rhyn. Proceed towards the village centre and turn right next to the school and proceed along this road and over the railway bridge on the left hand side and Bramblewood Court will be found identified by our for sale board.

**SITUATION**  
Bramblewood Court is situated in the village of Weston Rhyn which provides a good range of day to day amenities including local shop, pubs, primary school, hairdressers and takeaway outlet. The village also benefits from easy access onto the A5/A483 leading to the larger shopping centres of Oswestry, Shrewsbury and Telford to the south and Wrexham, Chester, Liverpool and beyond to the north. Railway links can be found in Chirk and Gobowen both of which are approximately 2-3 miles away.

**DESCRIPTION**  
The house offers a traditional layout with 2 reception rooms and a separate kitchen which is well fitted out. The rooms are attractively proportioned and have a light and airy feel. On the first floor there are 3 bedrooms which are served by the main family bathroom. Outside there is a parking space together with a single garage. To the rear there is a lawned garden with well stocked borders and a decking area ideal for outdoor entertainment.

**ENTRANCE HALL**  
From a glazed uPVC entrance door, window to side aspect, door to:

**GUEST CLOAKS/WC**  
Fitted with low level flush WC and wash hand basin. Radiator, window to side aspect.

**LOUNGE**  
Wooden framed fireplace with granite stone hearth and back panel, radiator, double glazed window to front aspect, stairs to first floor, understairs alcove.

**DINING ROOM**  
Sliding patio doors to conservatory, radiator.

**CONSERVATORY**  
Constructed of a brick plinth with uPVC double glazed elevations above. Tiled floor, ceiling light/fan unit, TV point, French doors to garden,

**KITCHEN**  
Fitted with a range of matching base units and eye level wall cupboards with worktop over. Inset and a half bowl stainless steel sink and drainer with mixer tap. Integrated ELECTRIC OVEN and 4 RING ELECTRIC HOB with EXTRACTOR HOOD OVER. Space and plumbing for washing machine, tiled flooring, door to:

**FIRST FLOOR LANDING**  
Access to roof space, airing cupboard housing the hot water cylinder, window to side aspect, doors to:

**BEDROOM 1**  
Fitted sliding door wardrobe, window to front aspect, radiator.

**BEDROOM 2**  
Window to rear aspect, radiator.

**BEDROOM 3**  
Window to front aspect, radiator.

**BATHROOM**  
Fitted bathroom suite comprising panelled bath with power shower over and splash curtain, low level flush WC and wash hand basin. Laminate tiled effect flooring, wall mounted medicine cabinet, window to rear aspect.

**OUTSIDE**  
From the road level the property is approached via a tarmacadam hard standing which provides a car parking space.

**GARAGE**  
With up and over door, power and light connected, vaulted ceiling with beams which could be used for storage.

**THE GARDENS**  
Leading off the Conservatory is a decked area which provides an ideal outdoor entertainment space. There is a lawned garden beyond with adjoining borders stocked with flowers and shrubs.

**GENERAL REMARKS**

**FIXTURES AND FITTINGS**  
The fitted carpets as laid are included. Only those items described in these particulars are included in the sale.

**SERVICES**  
It is understood that mains water, electricity, drainage and gas are connected. Gas fired central heating system. None of these have been tested.

**TENURE**  
It is understood that the property is Freehold. Purchasers should confirm via their solicitor.

**COUNCIL TAX**  
It is understood that the property is currently in Council Tax Band C - Shropshire Council.

**VIEWINGS**  
Strictly by appointment with the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.