



2 The Green, Wrenbury, Nantwich, Cheshire, CW5 8EY
Guide Price £375,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Entrance Hall, Snug, Kitchen/Breakfast/Dining/Living Room, Conservatory, Utility Room, Cloakroom, Landing, Master Bedroom with Ensuite Shower Room, Two Further Bedrooms, Bathroom, uPVC Double Glazed Windows, Oil Central Heating, Attached Garage, Car Parking Space, Gardens.

DESCRIPTION

This attractive semi detached house was built in 1939 of brick with rendered elevations under a tiled roof. It is a gem of a property that enjoys a fantastic position overlooking the village green and church beyond. The house has a pleasing feel with original features including pine internal doors, parquet block floor and picture rails. It has been tastefully renovated by the present owners over the last three years. The kitchen/ breakfast/ dining/ living room is an outstanding space and offers stylish and contemporary design concepts that are perfectly in tune with modern day living. In the Spring and Summer the French windows can be opened up to bring the rear garden in. Whilst in the winter the snug is cosy with a brick fireplace and wood burning stove as the focal point.

LOCATION & AMENITIES

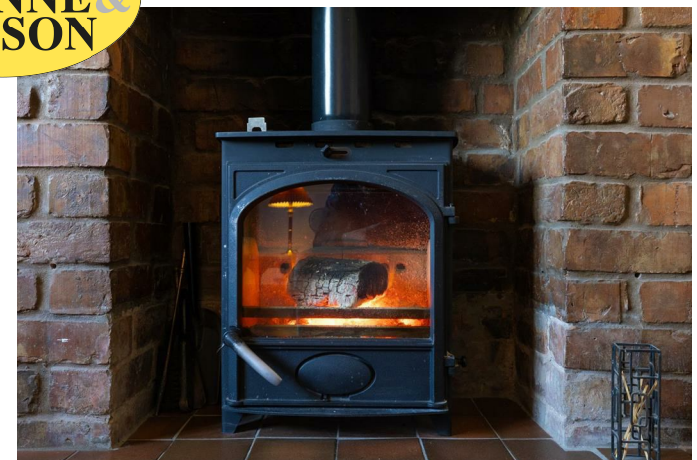
Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a shop/post office, catering for the educational, recreational and shopping needs of the villagers. This includes a doctors surgery and dispensary, a local railway station, a regular local bus service, excellent pub/restaurant and a primary school. Alternatively, the towns of Nantwich, Crewe and Whitchurch can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe terminal with express line to London Euston (90 minutes) only 9 miles away. The market towns of Nantwich (5 miles) and Whitchurch (6 miles), Chester (19 miles) and Tarporley (11 miles) are within easy reach.

DIRECTIONS

From Nantwich proceed along Welsh Row, turn left into Marsh Lane, proceed for 5 miles into the centre of Wrenbury and the property is located on the left hand side, overlooking the village green.



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ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

uPVC entrance door.

SNUG

13'10" x 11'10"

Brick fireplace and chimney breast, tiled hearth and wood burning stove, parquet block floor, picture rail, radiator.

KITCHEN/BREAKFAST/DINING/ LIVING ROOM

30'0" x 20'8" max 11'10" min

Superb range of fitted furniture comprising stainless steel one and half bowl single drainer sink unit with cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, lit wall cupboards, tall floor standing larder cupboards, integrated double refrigerator and freezer, Bosch integrated dishwasher, Stoves Range style cooker with extractor hood above, wine cooler, tiled floor, underfloor heating, inset ceiling lighting, understairs cupboard, double glazed window, two double glazed roof lights, double glazed French windows to rear garden, double doors to conservatory, radiator.

CONSERVATORY

8'0" x 7'0"

Tiled floor, brick base, uPVC double glazed windows and French windows to rear garden.

UTILITY ROOM

6'1" x 6'0"

Stainless steel single drainer sink unit, cupboard under, wall cupboard, tall floor standing cupboard, plumbing for washing machine, quarry tiled floor, door to rear.

CLOAKROOM

White suite comprising low flush W/C and vanity unit with inset hand basin.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR
LANDING

MASTER BEDROOM

13'11" x 11'11"

Two fitted double wardrobes, built in wardrobe, radiator.



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ENSUITE SHOWER ROOM

9'7" x 4'11"

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, tiled floor, underfloor heating, lit mirror fitting.

BEDROOM NO. 2

13'0" x 11'11"

Picture rail, radiator, loft hatch with access via loft ladder.

BEDROOM NO. 3

11'0" x 7'6"

Picture rail, radiator.

BATHROOM

7'7" x 5'0"

White suite comprising low flush W/C and vanity unit with inset hand basin, panel bath with rain head shower and hand held shower over, spot light fitting, tiled floor, chrome radiator/towel rail.

OUTSIDE

Attached GARAGE 15'7" x 9'10" double doors, personal door, Worcester oil fired central heating boiler, power and light, loft over part. Exterior lighting. Garden shed. Yard to the side with oil tank, log store and pedestrian access to the side. Tarmacadam car parking space in front of garage.

GARDENS

The front garden comprises chopped slate areas and borders. The rear garden enjoys a South Easterly aspect and is lawned with borders and specimen trees.

SERVICES

Mains water, electricity and drainage.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold

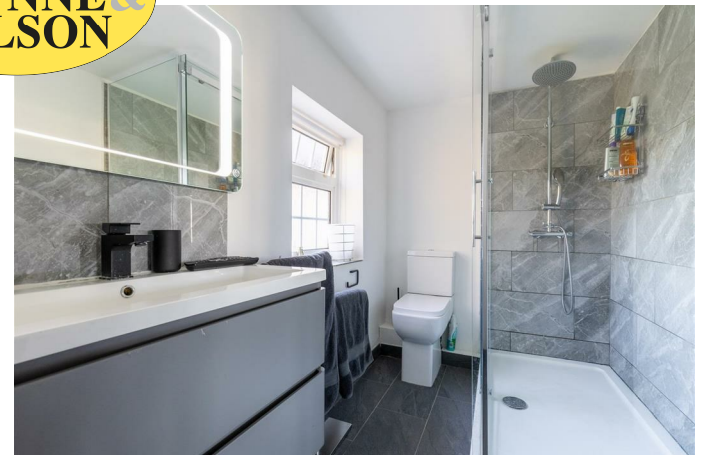
COUNCIL TAX

Band E.

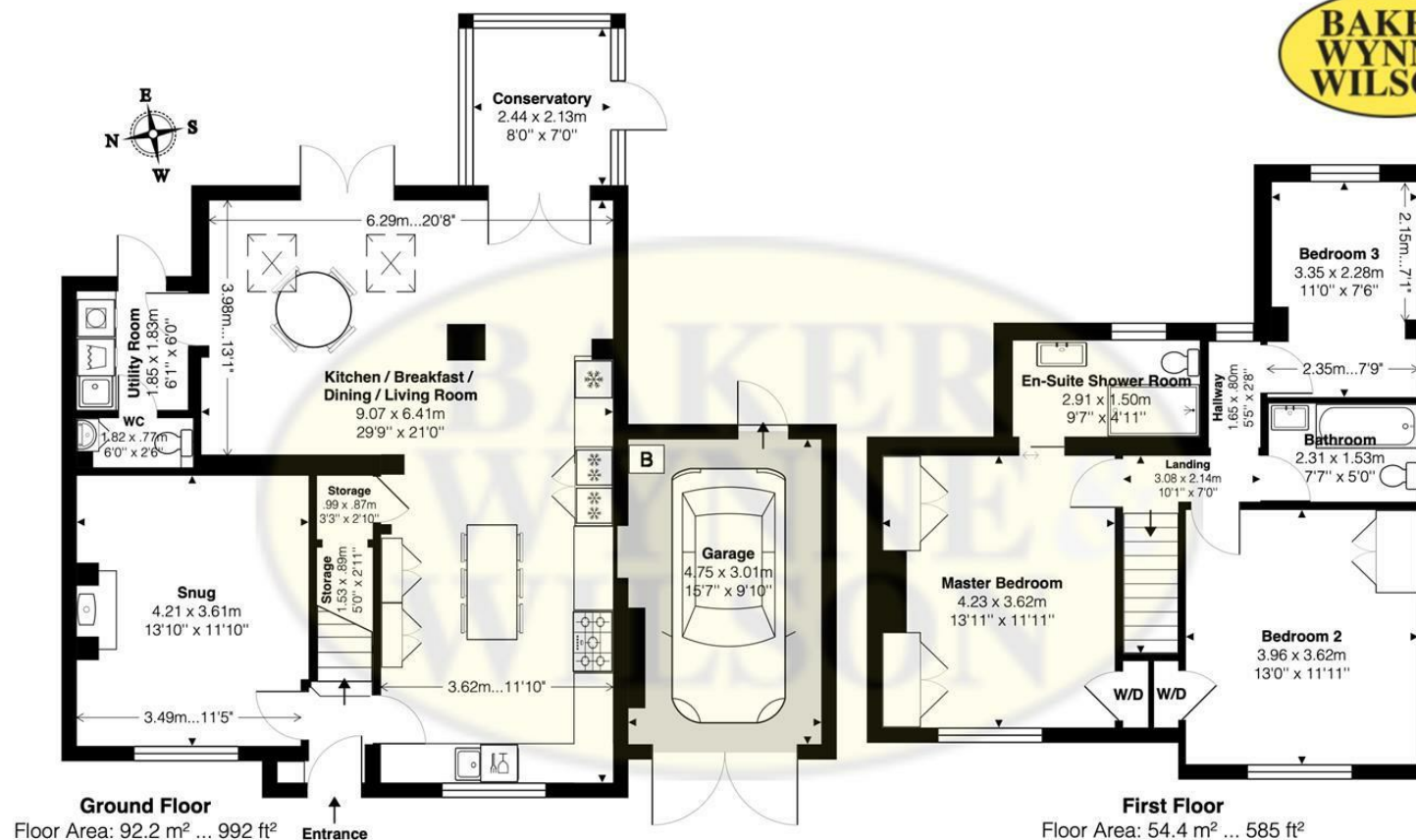
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214






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Approximate Gross Internal Area: 146.5 m² ... 1577 ft² (Includes garage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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