

BOWEN

PROPERTY SINCE 1862



Asking Price £350,000

🏠 6 Bedrooms 🚿 1 Bathroom

West Cottage, Chirk Green, Chirk,
Wrexham, LL14 5PY

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General Remarks

Bowen are delighted with instructions to offer West Cottage in Chirk for sale by private treaty. This most generously sized 6 bedroom detached family property offers flexible living accommodation with the potential for multi generational living if required. Combining a private location with easy access to local amenities (within walking distance), the sale of West Cottage provides a rare opportunity to acquire a most individual property with huge potential.

Location: The property is located within a short walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Public Houses and both Infants & Junior schools as well as transport to Secondary High Schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham & Shrewsbury as well as the City of Chester. Chirk also has a railway station providing services to Birmingham & Chester.



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35 Bailey Street Oswestry Shropshire SY11 1PX

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

A part glazed uPVC door at the front of the property leads into:

Porch: 9' 8" x 5' 8" (2.95m x 1.72m) With door into:

Hall: With doors off to:

Drawing Room: 14' 0" x 13' 10" (4.26m x 4.21m)
Open fireplace, radiator and telephone point.

Sitting Room: 17' 3" x 13' 9" (5.26m x 4.20m) Open fireplace, two radiators, staircase to first floor landing, understairs cupboard, beams to ceiling and door to:

Kitchen/Diner: 15' 4" x 12' 0" (4.67m x 3.67m) plus 10' 6" x 7' 10" (3.19m x 2.40m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drainers. Range cooker with extractor hood above, integrated dishwasher, tiled floor, part tiled walls, two radiators and doors off to:

Rear Entrance Porch: 8' 0" x 8' 3" (2.45m x 2.51m)
With door to rear of property.

Inner Hall: Fitted pantry shelving and doors off to:

W.C.: Low level flush w.c., wash hand basin, tiled floor, part tiled walls and radiator.

Hall: 8' 11" x 5' 5" (2.71m x 1.65m) Opening into Lounge/Family Room and door to:

Utility: 8' 11" x 8' 4" (2.72m x 2.55m) Air source heating system mounted externally, Glowworm boiler, controls for thermal/PV systems, Belfast sink, radiator and shower cubicle with electric shower.

Lounge/Family Room: 17' 9" x 14' 7" (5.40m x 4.45m) Two radiators, TV point and glazed doors into:

Conservatory: 11' 4" x 7' 1" (3.45m x 2.16m)
With glazed doors to gardens.

Stairs to first floor landing: Radiator and doors off to:

Bedroom 1: 17' 11" x 14' 6" (5.47m x 4.42m)
Fitted wardrobes, radiator and TV point.

Bedroom 2: 14' 0" x 10' 11" (4.26m x 3.32m)
max Radiator and access to loft space.

Bedroom 3: 10' 2" x 5' 11" (3.11m x 1.80m)
Radiator.

Bedroom 4: 9' 9" x 8' 6" (2.98m x 2.58m) max
Overstairs storage area and radiator.

Bedroom 5: 10' 1" x 8' 7" (3.08m x 2.62m)
Radiator.

Bedroom 6/Study: 9' 1" x 8' 8" (2.78m x 2.63m)

Family Bathroom: 14' 6" x 9' 1" (4.43m x 2.77m)
max Suite comprising corner bath, separate shower cubicle, pedestal wash hand basin and low level flush w.c. Fitted airing cupboard, part tiled walls, radiator and access to loft space.

Covered Car Port: 15' 8" x 14' 6" (4.78m x 4.41m)

Outside: The property is approached via a stone driveway leading off the head of Chirk Green Road (at junction with Colliery Road & Lloyds Lane).









Directions: From the Agent's Chirk office proceed through the town passing the cenotaph then take the first right turn into Colliery Road. Continue and keep following the road before turning left at the Fire Station. Continue taking the 2nd turning right onto Chirk Green Road, then immediately right onto the stone access roadway which leads on to the property's driveway at the far end.

This leads to a wide parking area bordered by flowering beds, hedging and lawns. The main gardens are to the south side of the property and include further lawns, well stocked flowering beds, raised vegetable beds, a summer house and external storage sheds.

EPC Rating: EPC Rating - Band 'E' (53).

Council Tax Band: Council Tax Band - 'D'.

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

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

Start your property
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Ground Floor

Approx. 123.9 sq. metres (1334.1 sq. feet)



First Floor

Approx. 92.4 sq. metres (994.4 sq. feet)



Total area: approx. 216.3 sq. metres (2328.5 sq. feet)

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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