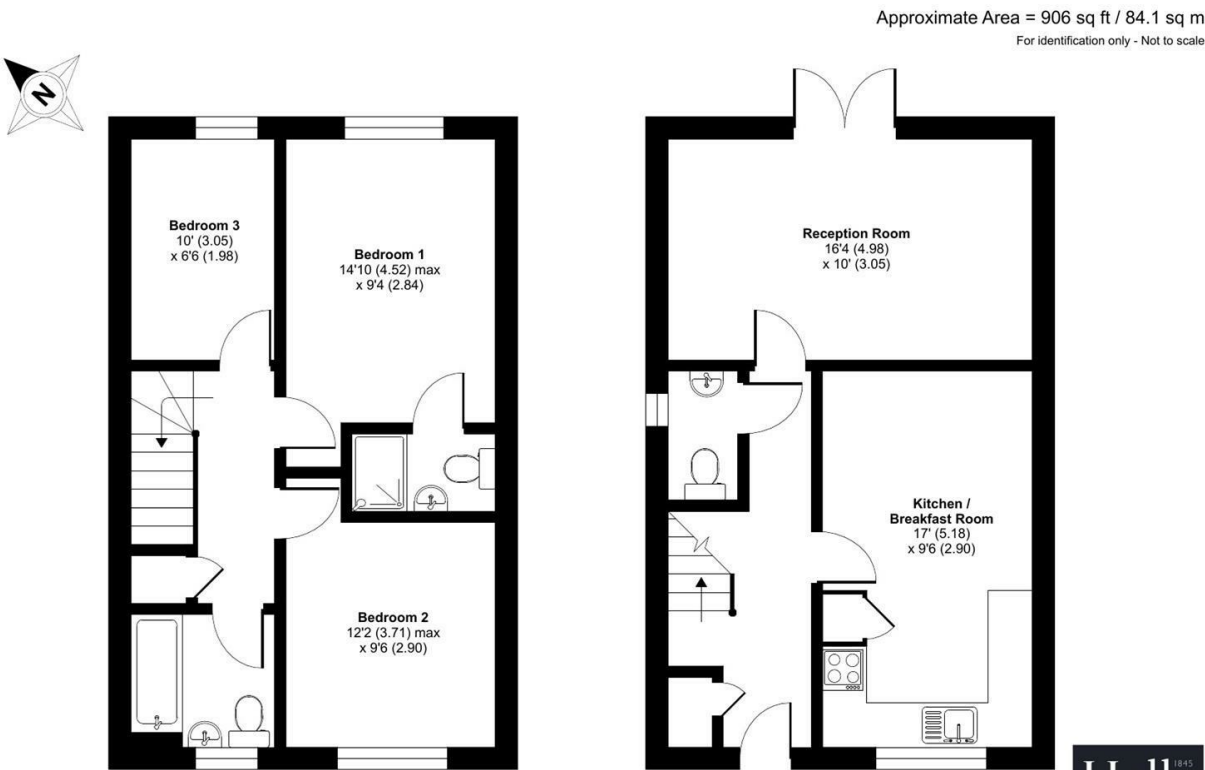


FOR SALE

7 Green Farm Court, Penley, Wrexham, LL13 0QJ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1303826



FOR SALE

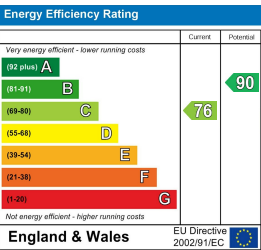
Offers in the region of £219,995

7 Green Farm Court, Penley, Wrexham, LL13 0QJ

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 recently constructed and immaculately presented three-bedroom semi-detached property boasting stylishly presented living accommodation, ample parking, and attractive gardens which overlook open countryside, peacefully positioned within a select development on the perimeter of Penley.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Recently Constructed
- Immaculately Presented
- Master with En-Suite
- Driveway Parking for 3 Vehicles
- Edge of Village location
- Gardens with Countryside Views

DESCRIPTION

Halls are delighted with instructions to offer 7 Green Farm Court in Penley for sale by private treaty.

7 Green Farm Court is a recently constructed and impeccably presented three-bedroom semi-detached property which benefits from a range of decorative improvements whilst occupying a pleasant edge of village position. Offering over 900 sq ft of thoughtfully designed living accommodation arranged over two floors, the property comprises, on the ground floor, an Entrance Hall, Kitchen/Breakfast Room, Cloakroom, and Living Room, together with three first floor Bedroom (the Master enjoying an En-Suite) and a family Bathroom.

The property is complemented by particularly notable rear gardens which offer a pleasant outlook over open countryside whilst featuring an expanse of lawn bordered by an attractive paved patio, which offers an ideal spot for outdoor dining and entertaining, with, to the front, grassed areas intersected by a paved walkway which leads to the front door. The property also boasts driveway parking for three cars to the fore.

SITUATION

Green Farm Court is a select modern development position on the perimeter of the popular village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst containing a number of well-regarded schools, including the Maelor School and the Madras Aided School, whilst also being well situated for access to the towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

W3W

///delays.stub.aviators

DIRECTIONS

From Ellesmere proceed along Grange Road in the direction of Overton-on-Dee for approximately 1 mile and turn right signposted 'Penley'. Proceed along this road for around 2.8 miles and, shortly after entering the village, a left hand turn leads into Green Farm Court, where the property is located and identified by a Halls "For Sale" board.

THE PROPERTY

The property provides principal access via a covered external porch which opens into an Entrance Hall with recessed storage cupboard and stairs which rise to the first floor with Cloakroom positioned beneath and containing a low-flush WC and hand basin, and from where a door leads immediately to the right into a Kitchen/Breakfast Room which features a modern fitted kitchen boasting a range of base and wall units with integrated appliances. The Entrance Hall culminates at a further door which leads into a spacious Living Room with window onto the rear providing excellent views across the gardens the open countryside beyond, alongside double-opening patio doors which exit onto the same.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard and from where doors provide access into three well-proportioned Bedrooms, with Bedrooms One and Three enjoying excellent elevated views across the landscape beyond, and with Bedroom One boasting an adjoining En-Suite Shower Room containing an attractive white suite. With the living accommodation completed by a family bathroom situated to the front of the property and featuring a suite comprising bath, low-flush WC, and hand basin.

OUTSIDE

The rear gardens are a particularly notable feature of the property and enjoy a wonderful open aspect across open farmland, whilst comprising an area of shaped lawn bordered by a paved patio area, this providing an ideal spot for sitting out or al fresco dining.

The property is approached over a compact front garden which comprises a grassed area intersected by a paved walkway allowing access to the front door, with the lawned area leading around to the side of the property. Positioned the fore of the property is driveway parking providing ample space for three vehicles.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Kitchen/Breakfast Room: 5.18m x 2.90m
Living Room: 4.98m x 3.05m
Cloakroom:

- First Floor -
Bedroom One: 4.52m x 2.84m
En-Suite:
Bedroom Two: 3.71m x 2.90m
Bedroom Three: 3.05m x 1.98m
Family Bathroom:

SERVICES

The property is understood to benefit from mains water, electric, and drainage. Gas is provided by a communal LPG tank.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is shown as being within council tax band D on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.