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Wrexham | LL12 8BY

£289,000

**MONOPOLY**<sup>®</sup>

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Situated in the desirable area of Box Lane, Wrexham, this charming semi-detached house offers a perfect blend of comfort and convenience. The property retains a sense of character while providing modern living spaces. Spanning an impressive 1017 square feet, this home features two inviting reception rooms, ideal for both relaxation and entertaining guests. A delightful conservatory extends the living area, allowing natural light to flood in and offering a serene space to enjoy the garden views throughout the seasons. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The shower room is conveniently located on the first floor, ensuring ease of access for all residents. One of the standout features of this property is the generous parking space and garage, accommodating up to three vehicles. The location on Box Lane offers easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. This semi-detached house on Box Lane presents an excellent opportunity for those looking to settle in a vibrant neighbourhood while enjoying the comforts of a well-maintained home. With its blend of character, space, and practicality, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this fantastic residence your own.

- A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- GENEROUS CONSERVATORY
- FITTED KITCHEN
- WELCOMING ENTRANCE HALL
- SHOWER ROOM
- OFF ROAD PARKING & GARAGE
- REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



### Entrance Hall

A lovely entrance space with space a glazed composite entrance door, tiled entrance flooring extending to timber parquet style flooring in adjacent to the stairs, window to side, space for shoe bench and coat hooks, carpeted stairs leading up to the first floor, doors to the kitchen and two reception rooms.

### Lounge

A cosy lounge with window to front and timber parquet flooring.

### Family Room

A versatile reception space featuring a gas fire, timber parquet flooring, French style doors opening into the conservatory.

### Conservatory

A generous further living space currently utilised as a dining area with tiled flooring, French doors to rear garden, glazed ceiling, brick walls to both side with glazing above. Fitted range of base units with worktops over, spaces under for washing machine, tumble dryer and wine chiller. Electric heater.

### Kitchen

Fitted range of wall and base units, complementary worktops, inset sink with mixer tap, oven and grill, electric hob, extractor over, space for dishwasher, tiled splashback, window into conservatory, understairs cupboard, external door to side. Tiled flooring.

### First floor landing

Carpet, window to side, doors to three bedrooms and bathroom.

### Bedroom One

Double bedroom with carpet and window to rear.

### Bedroom Two

Double bedroom with carpet and window to rear.

### Bedroom Three

Carpet, window to rear, fitted cupboard housing the gas combi boiler.

### Outside

Pattern concrete front drive with space for 2 or 3 cars leading to a single garage with up an dover vehicle door, pedestrian door to side, power and lighting. Ev charger. Front garden to side with mature planting. Gate to rear garden with patio area, steps up to lawn.

### Additional Information

Gas combi boiler Worcester greenstar 30si installed 2015, serviced last October, located in the bedroom cupboard at the top of the stairs. Loft with insulation. New consumer unit and some wiring in 2009 for when the conservatory was built. New kitchen worktops and sink, parquet flooring sanded and lacquered in 2021

### IMPORTANT INFORMATION

\*Material Information interactive report available in brochure section.\*

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a



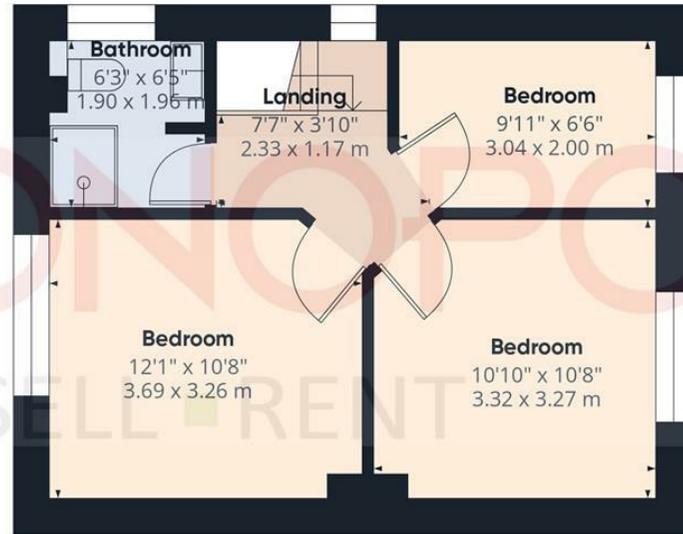


Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1017 ft<sup>2</sup>  
 94.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

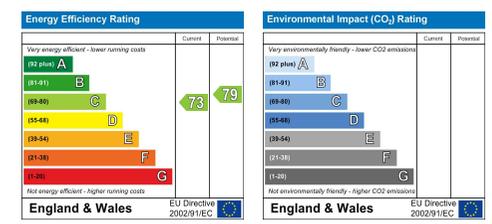
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**MONEY LAUNDERING REGULATIONS 2003**

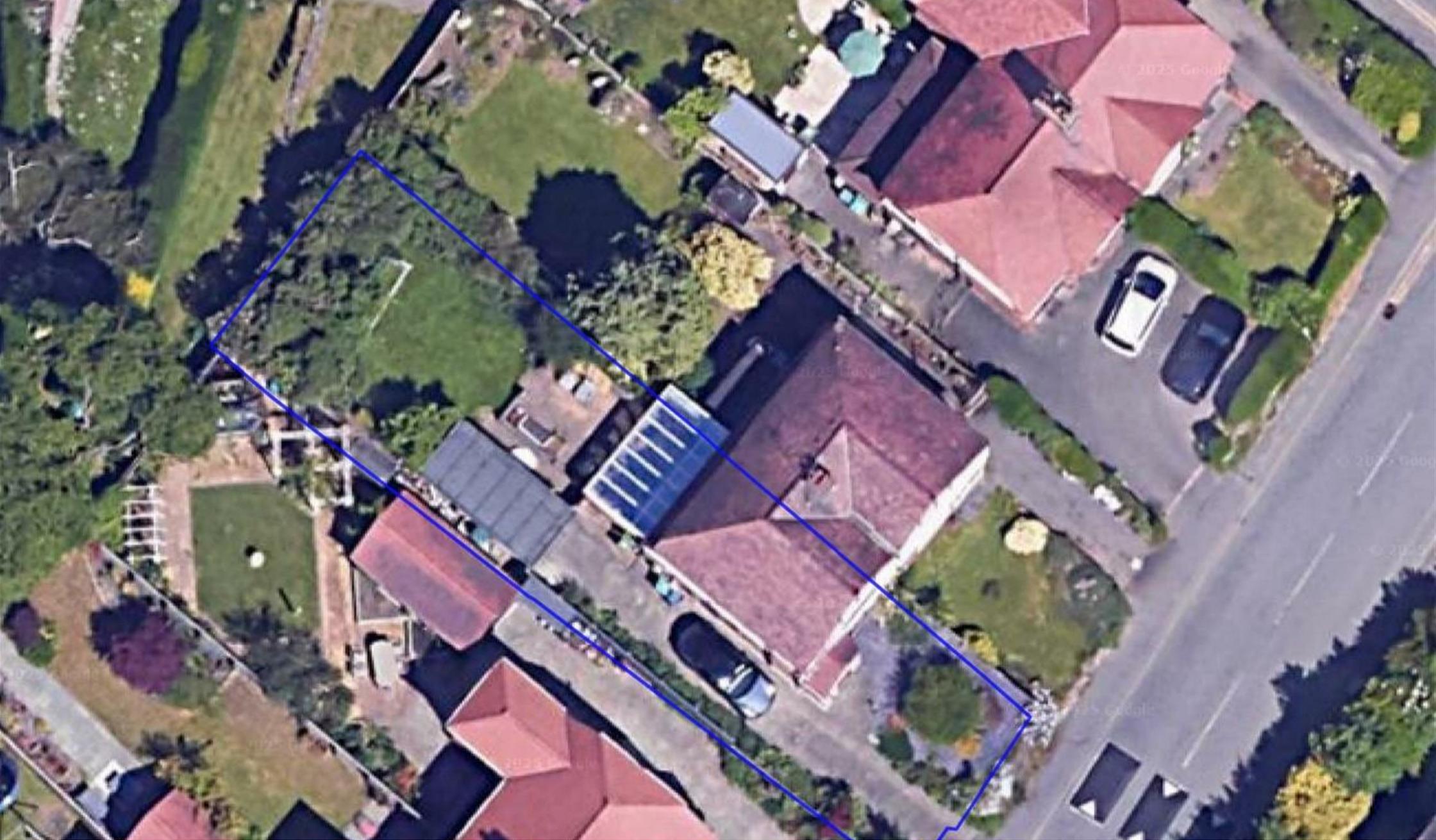
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