



**BROWNHILLS, NEW ROAD, WRINEHILL, CREWE, CHESHIRE, CW3 9BN**

Approximate Gross Internal Area: 101.8 m<sup>2</sup> ... 1096 ft<sup>2</sup> Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



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## NO CHAIN

Nestled in the charming & sought after village of Wrinehill close to highly regarded Betley, this is an exciting opportunity to acquire a mature three bedroom semi detached house suitable for modernisation, reconfiguration & potential extension (subject to any necessary consents). Surrounded by pleasant countryside, this property offers easy access to local amenities and excellent transport links, making it a convenient choice for commuters. Driveway with ample parking to front, rear paved garden adjoining open fields with garage storage.

## DESCRIPTION

### NO CHAIN

Standing in a wonderful sought after position in the village of Wrinehill, this delightful three bedroom detached house on offers a perfect opportunity for buyers to purchase a home to create their own personalised space. Suitable for enhancement throughout, the property is ready to be given a new lease of life with reimagined interiors.

Surrounded by the picturesque countryside, the property is also close to Betley with its amenities including a Reading Room, Post Office / Shop, village primary school & pubs.

The property not only boasts a tranquil setting but also offers easy access to local amenities and transport links, making it a convenient choice for commuters.

Ample parking is located to the front of the property along with paved rear garden.

Whether you are looking to enjoy peaceful village life or seeking a family-friendly environment, this excellent mature home is a fantastic opportunity.

## DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout and continue ahead to London Road, proceeding over the level crossing to the traffic lights. Continue ahead to the roundabout and take the last exit onto Newcastle Road. Proceed all the way to the roundabout and take the last exit (marked Balterley & Betley). Continue ahead at the roundabout and proceed into Betley Village where the enchanting cottage will be observed on the right hand side.

(The 'Hand and Trumpet' gastro pub, local store/post office, veterinary practice & 'Reading Room' are all a short distance away.

## LOCATION - WRINEHILL & BETLEY

Pretty Wrinehill & Betley villages lie on the borders of South Cheshire and North Staffordshire. Betley is ideally situated and convenient for Newcastle-under-Lyme (6 miles), Nantwich and Crewe (6 miles) and the M6 Motorway (Jct.16) approx. 6 miles. Wychwood Golf Course is 2 miles north of the village. Betley is a bustling village with thriving community spirit and active social events calendar. The village provides a range of local amenities including a primary school, nursery, church, doctors surgery, village shop, Post Office, and The Swan Public House, as well as a frequent bus service to Nantwich, Crewe, Newcastle & Stoke-on-Trent. Betley - meaning the 'clearing in the woods' of Bette (a Saxon woman's name) - is an ancient settlement. It is mentioned in the Domesday Book. It is one of several villages - including Buddleigh, Audley, and Madeley - which seem to be named after women. It had a major market, the charter for which was granted in the thirteenth century. At Betley Hall, a now-demolished country house, Charles Darwin conducted some

of his zoological observations and Florence Nightingale visited. At another country house in the village, Betley Court (which is still standing), lived the Romantic poet Eliza Tollet. The church, dedicated to St Margaret of Antioch, is a beautiful medieval building (reasonably well-restored by George Gilbert Scott), with oak beams and a cricket ground to the rear.

The village of Wrinehill – which seamlessly continues from the Betley boundary & where this property is located boasts the Brunning & Price owned The Hand & Trumpet Gastro Pub just a short distance from the property itself.

## THE ACCOMMODATION:-

With approximate dimensions comprises;

## ENTRANCE VESTIBULE

### LIVING ROOM ( RECEPTION ROOM 1)

15'11 x 13'7 (4.85m x 4.14m)

### DINING ROOM (RECEPTION ROOM 2)

11'5 x 9'4 (3.48m x 2.84m)

### KITCHEN

18'4 x 7'5 (5.59m x 2.26m)

### BATHROOM

4'9 x 4'8 (1.45m x 1.42m)

### WC

4'9 x 2'9 (1.45m x 0.84m)

## FIRST FLOOR LANDING

### BEDROOM ONE

16'0 x 9'11 (4.88m x 3.02m)

### WASH ROOM

3'10 x 3'10 (1.17m x 1.17m)

### BEDROOM TWO

11'9 x 11'6 (3.58m x 3.51m)

### BEDROOM THREE

8'5 x 6'3 (2.57m x 1.91m)

## EXTERIOR

The property boasts an excellent degree or odd road parking to the front with side access to the rear garden. The rear garden is predominantly paved & features a detached garage / store.

## GARAGE

14'0 x 9'2 (4.27m x 2.79m)

## EPC RATING: D

## COUNCIL TAX BAND: C

## SERVICES

All mains water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have 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.

## TENURE

Freehold with vacant possession upon completion.

## VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening

Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm

## SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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## ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

## MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

## FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on , pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; , so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.