



**FOR SALE**

Offers in the region of £239,995

**6 Oakwood Park, Penley, Wrexham, LL13 0NE**

A thoughtfully designed three-bedroom detached family home benefitting from well proportioned living accommodation, single garage, and south-facing rear gardens, enviably positioned in a quiet cul-de-sac within a popular development in the village of Penley.



# FOR SALE

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

(All distances approximate)



- **Three Bedroom Family Home**
- **Front and Rear Gardens**
- **Driveway and Garage**
- **Village Location**
- **Cul-De-Sac Setting**
- **No Onward Chain**

## DESCRIPTION

Halls are delighted with instructions to offer 6 Oakwood Park in Penley for sale by private treaty and with the benefit of no onward chain.

6 Oakwood Park is a well proportioned three-bedroom detached family home which provides around 900 sq ft of comfortably sized and thoughtfully arranged living accommodation situated across two floors. The property benefits from new windows and external doors, these fitted around 18 months ago.

The property is centrally located within gardens which extend, in all, to around 0.07ac and feature, to the fore, driveway parking, flanked to one side by an area of lawn, which leads on to a single garage. The rear gardens enjoy a desirable southerly aspect and provide further areas of lawn, alongside a number of thoughtfully situated patio areas.

## SITUATION

The property is situated within a popular development of residential properties in the 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.

## THE PROPERTY

The property is principally accessed via a front door which opens into an Entrance Hall, from where stairs rise to the first floor and an internal door leads immediately to the left into a welcoming Living Room, this featuring a window overlooking the front elevation and ample space for seating arranged around a centrally positioned electric "living flame" fire. From the Living Room, double doors open into a versatile Dining Room, perfectly suited to more formal occasions or for use as a Family Room or Study, from where patio doors exit directly onto the gardens.

The Entrance Hall culminates at door allowing access into a Kitchen featuring a selection of solid wood fitted base and wall units, alongside an external door which exits to the side of the property and a walkway which leads back through to the Dining Room. Completing the ground floor accommodation is a useful Cloakroom situated close to the front door.

Stairs rise to a first floor landing with recessed storage cupboard, from where access is provided into three comfortably sized Bedrooms, these served by a well-appointed Family Bathroom comprising a P-shaped bath, hand basin, and low-flush WC.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



## OUTSIDE

The property is accessed via a tarmac driveway flanked to one side by an area of lawn interspersed by mature trees and topiary, with the driveway leading on to an attached single garage (approx. 5.43m x 2.62m) with up and over front access door and storage space in the rafters.

The rear gardens benefit from a sunny southerly aspect and provide further areas of lawn bordered by established floral beds and mature hedging, alongside a number of paved patio areas which have been strategically placed around the gardens and represent ideal spots for outdoor dining and entertaining.

## THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Hall:

Living Room: 4.33m x 3.34m

Dining Room: 3.25m x 2.65m

Kitchen: 3.26m x 2.43m

Cloakroom:

- First Floor -

Bedroom One: 4.31m x 3.06m

Bedroom Two: 3.32m x 2.52m

Bedroom Three: 2.56m x 2.28m

Family Bathroom:

**W3W**

///shared.enclosing.rant

## DIRECTIONS

Leave Ellesmere via the A528 in the direction of Overton-On-Dee, turning right after around one mile onto Ellesmere Lane. Proceed on Ellesmere Lane for just under three miles until, when reaching a T junction in the centre of Penley, turn left, turning right shortly after crossing a mini-roundabout to lead on to Penley Hall Drive. Once on Penley Hall Drive, take the second right hand turn onto Oak Avenue, keeping right when the road bends, where number 6 will be positioned on the right and identified by a Halls "For Sale" board.

## SERVICES

We are advised that the property benefits from mains water, electrics, drainage. Heating is provided by an oil-fired boiler, fed by a tank which was replaced in 2024.

## TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

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

## COUNCIL TAX

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

## ANTI-MONEY LAUNDERING (AML) CHECKS

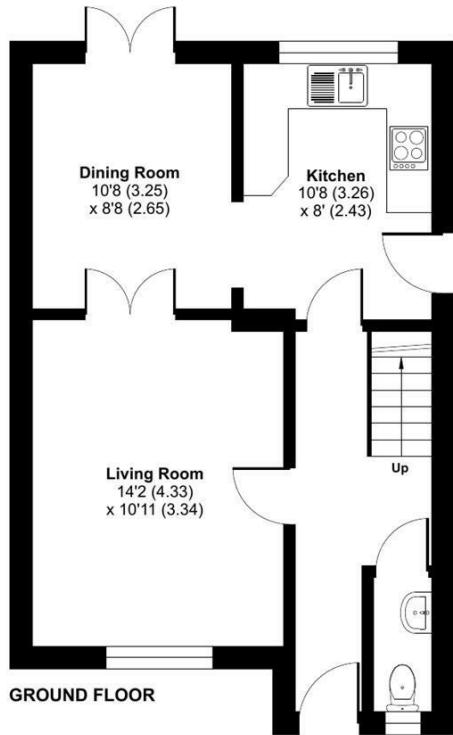
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

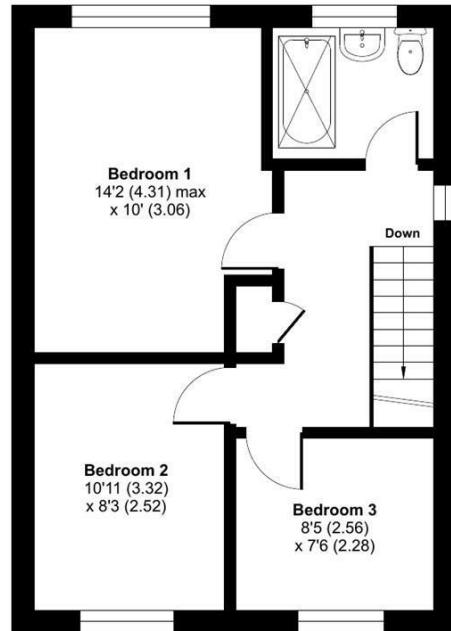
## VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

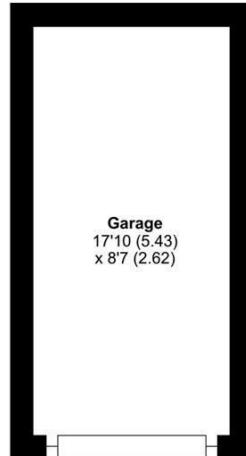
Approximate Area = 899 sq ft / 83.5 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 1052 sq ft / 97.7 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1403700

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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 Ratings

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-81) B		
(D9-80) C		
(55-68) D		
(59-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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