



BOWEN

PROPERTY SINCE 1862

Asking Price £290,000

🛏 3 Bedrooms 🚿 1 Bathroom

Roselands, 1 Berse Road,
Wrexham LL11 2BH

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General Remarks

"Roselands" occupies a prominent location on the fringes of the city and is a mature three bedroom bow fronted detached house that is offered for sale with the benefit of NO ONWARD CHAIN. With two spacious reception rooms, the property also boasts a large entrance hallway which is another big selling point. There is a driveway and garage to the rear of the property which is accessed from private lanes off both Berse Road and Mold Road. The property has majority double glazing and various character features and internally briefly comprises an entrance porch, hallway, living room with bow window, dining room, breakfast room which is next door to the kitchen offering the potential for the two rooms to be converted into a kitchen/diner, rear hallway, downstairs w.c., landing, three bedrooms, all with built in wardrobes, shower room and a separate w.c. Viewing advised.



Accommodation

On The Ground Floor:

Entrance Porch: PVCu double glazed door to the front elevation.

Hallway: 14' 9" x 9' 5" (4.49m x 2.86m) Wooden framed door and side panels to the front elevation. Wooden framed window to the side elevation. Radiator. Quarry tiled floor under the wood-effect flooring. Two storage cupboards. Picture rail.

Living Room: 14' 2" x 11' 11" (4.31m x 3.64m) PVCu double glazed bow window to the front elevation. Wooden framed window to the side elevation. Feature fire surround. Radiator. Picture rail.

Dining Room: 13' 4" x 11' 11" (4.06m x 3.63m) PVCu double glazed window to the rear elevation. Wooden framed window to the side elevation. Feature fire surround. Wood-effect flooring. Picture rail.

Breakfast Room: 9' 2" x 7' 9" (2.80m x 2.35m) PVCu double glazed window to the side elevation. Wall and base units with complementary work surfaces. Wall tiling. Radiator.

Kitchen: 11' 7" x 8' 8" (3.53m x 2.65m) PVCu double glazed window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob with cooker hood. Integral electric oven. Plumbing for washing machine. Space for fridge freezer. Wall tiling. Wall mounted gas heater. "Ideal" boiler.

Rear Hallway: PVCu double glazed door to the side elevation.

Downstairs WC: Wooden framed window to the side elevation. Two piece suite comprising a low level w.c. and pedestal wash hand basin. Fully tiled walls. Wall mounted electric heater.

On The First Floor:

Landing: Attic hatch. Picture rail. Storage cupboard.

Bedroom 1: 12' 11" x 10' 1" (3.94m x 3.08m) to the wardrobes. PVCu double glazed bow window to the front elevation. Radiator. Built-in wardrobes. Picture rail.

Bedroom 2: 13' 4" x 9' 11" (4.07m x 3.02m) to the wardrobes. PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring. Built-in wardrobes.

Bedroom 3: 9' 5" x 6' 9" (2.87m x 2.06m) PVCu double glazed window to the front elevation. Wood-effect flooring. Built-in wardrobes. Picture rail.

Shower Room: 9' 3" x 6' 0" (2.83m x 1.83m) PVCu double glazed window to the rear elevation. Two piece white suite comprising a shower cubicle and pedestal wash hand basin. Radiator. Wall tiling. Storage cupboard.

Separate WC: PVCu double glazed window to the side elevation. Low level w.c. Wall tiling.

Outside: Externally there is a lawned garden to the front of the property which is interspersed with mature trees and shrubs.









Council Tax Band: The property is valued in Band "D".

Directions: Leave Wrexham City Centre on Mold Road and almost immediately before the B&Q roundabout turn left down a private lane which will take you to the driveway and garage at the rear of the property.

There is a slated area to the rear of the property which enjoys a good degree of privacy together with a lawned section, a driveway and a Single Garage. To the rear of the property there is also a Communal Parking Area shared with the neighbouring properties.

Services: All mains' services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the wall mounted "Ideal" gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

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