

Town & Country

Estate & Letting Agents

Birch Drive, Gresford, Wrexham

Offers In The Region Of
£325,000

**NO
ONWARD
CHAIN**



Set in a popular village with easy access to Wrexham, Chester, and motorway links, this three-bedroom detached home offers UPVC double glazing and gas central heating. Inside features a hallway, living room open to the dining area, fitted kitchen, and a spacious L-shaped conservatory. Upstairs are three bedrooms and a modern bathroom. Outside includes off-road parking, a garage, a lawned front garden with slate borders, and a private rear garden with paved and decked seating areas. NO ONWARD CHAIN.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

DESCRIPTION

Located in a consistently popular village with convenient access to Wrexham, Chester, and key motorway links, this well-maintained three-bedroom detached family home benefits from UPVC double glazing and gas central heating throughout. The internal layout includes an entrance hall, a spacious living room with an open walkway to the dining room, a well-appointed kitchen, and a generously sized L-shaped conservatory. The first floor offers access to three bedrooms and a stylish modern white bathroom suite. Outside, the property features patterned concrete off-road parking in front of a single garage, alongside a lawned front garden with slate chips, sleepers, and shrub borders. The rear garden is mainly laid to lawn with both paved and decked patio areas, a paved storage space behind the garage, and is enclosed by a mix of timber fence panels and concrete posts—offering privacy and a low-maintenance outdoor space. NO ONWARD CHAIN



LOCATION

Located in a highly sought-after village with excellent access to Wrexham, Chester, and major motorway links, this well-presented three-bedroom detached family home offers spacious and versatile living. The ground floor features an entrance hall, a bright living room with a marble fireplace and bow window, a dining room, a modern fitted kitchen, and a generous L-shaped conservatory overlooking the rear garden. Upstairs, the first-floor landing leads to three bedrooms and a contemporary three-piece bathroom. Externally, the property boasts patterned concrete off-road parking, a single garage with utility space and a boiler, and well-maintained gardens. The front has a lawn with slate chip and shrub borders, while the private rear garden includes paved and decked patio areas, mature planting, and rear garage access. Complete with UPVC double glazing and gas central heating, this home is ideal for families seeking both comfort and convenience.



ENTRANCE HALL

11'6 x 5'6

The property is accessed via an opaque UPVC double-glazed door, opening into a hallway with light engineered oak flooring, a radiator, and stairs rising to the first-floor accommodation. Doors lead off to the living room and kitchen.



DINING ROOM

11'8 x 8'7

Continuing with the light oak engineered flooring, the dining room includes a radiator, a door leading to the kitchen, and UPVC double-glazed French doors that open into the conservatory.



LIVING ROOM

11'9 x 11'6

Featuring a bay window to the front elevation with a radiator beneath, this room is finished with light oak engineered flooring that continues seamlessly into the dining area. The focal point is a marble fireplace with an electric fire, and an open walkway connects the space to the dining room.



KITCHEN

14'4 x 8'8

The kitchen features a selection of wood grain effect wall, base, and drawer units complemented by stainless steel handles. Work surfaces incorporate a resin single drainer sink with a mixer tap. There is space for a range cooker with an extractor hood above, along with plumbing for a dishwasher, an integrated fridge/freezer, and an understairs storage cupboard. The walls are partially tiled, and both a window and a UPVC double-glazed door provide access to the conservatory.



CONSERVATORY

16 x 17'6 (max)

A spacious L-shaped conservatory featuring light oak engineered flooring, built on a low brick wall with a UPVC double-glazed frame. It includes an integrated ceiling fan and French doors that open out to the rear garden.

FIRST FLOOR LANDING

Featuring a side-facing window, access to the loft, a built-in storage cupboard, and doors leading to all three bedrooms and the bathroom.



BEDROOM ONE

12'6 x 10

Benefitting from a front-facing window and a radiator.



BEDROOM TWO

9'10 x 10'5

Featuring a window overlooking the rear elevation with a radiator positioned beneath.



BEDROOM THREE

7'3 x 7'8

Boasting wood grain-effect laminate flooring, a built-in wardrobe, and a window overlooking the front elevation with a radiator beneath.



BATHROOM

7'8 x 5'3

The bathroom features a white three-piece suite, including a panelled bath with a thermostatic shower and curved protective screen, a dual-flush low-level WC, and a pedestal wash hand basin with a mixer tap. It has wood grain-effect vinyl flooring, fully tiled walls, a chrome heated towel rail, a radiator, and opaque windows overlooking both side elevations.

EXTERNALLY FRONT

At the front of the property, there is a lawn garden bordered with slate chips, sleepers, and shrubs. Adjacent to this is patterned concrete off-road parking situated in front of the garage, while to the right of the entrance door is an external courtesy light.

GARAGE

20'6 x 8'4

Accessed from the front via an up-and-over garage door, the garage is equipped with power and lighting, offers space and plumbing for a washing machine and dryer at the rear, and houses a wall-mounted gas combination boiler. A single-glazed timber door provides access to the rear garden.



REAR GARDEN

The rear garden is mainly laid to lawn with scattered plants, shrubs, and trees, featuring both paved and decked patio areas. It is enclosed by a mix of concrete fence posts and timber panels, and includes external lighting, a water supply, and rear access to the garage.



Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

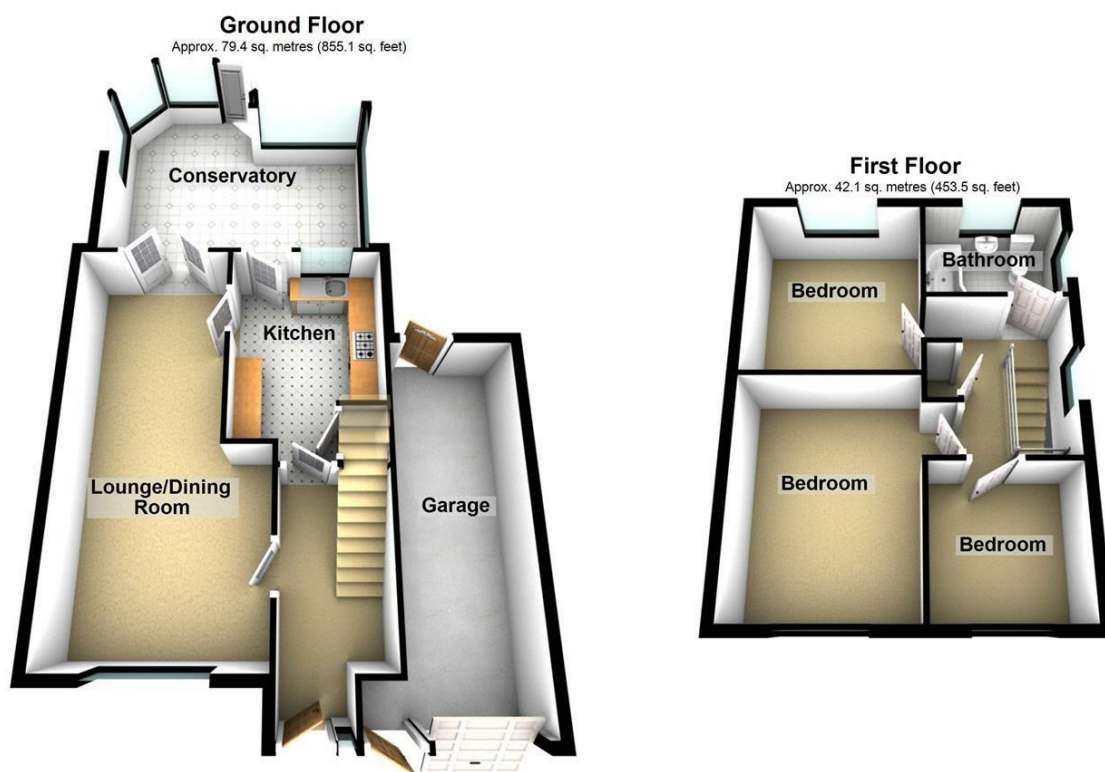
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 121.6 sq. metres (1308.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC