



Michaelmas Lodge, 6 Willow Street, Overton-On-Dee, Wrexham, LL13 0EA

A characterful three/four bedroom detached cottage-style dormer bungalow boasting around 1,200 sq ft of flexibly arranged living accommodation alongside gardens which extend to circa 0.29ac and feature a detached double garage, enviably situated on a popular street within the much sought after village of Overton-On-Dee.



FOR SALE

Ellesmere (5 miles), Wrexham (7 miles), Chester (20 miles), Shrewsbury (22 miles)

(All distances approximate)



- **Cottage-Style Dormer Bungalow**
- **Circa 1,200 sq ft of Versatile Accommodation**
- **Driveway and Double Garage**
- **Gardens ext to approx. 0.29ac**
- **Desirable Village Location**
- **No Onward Chain**

DESCRIPTION

Halls are favoured with instructions to offer Michaelmas Lodge, 6 Willow Street, in Overton-on-Dee, for sale by private treaty and with the benefit of no onward chain.

Michaelmas Lodge is a particularly characterful three/four Bedroom cottage-style dormer bungalow which now provides almost 1,200 sq ft of flexibly arranged living accommodation arranged across two versatile floors, with the property now offering excellent potential for modest modernisation.

The property lies within generous gardens which extend, in all, to around 0.29ac, with a sweeping driveway providing ample space for a number of vehicles and leading on to a detached double garage, encompassed on all sides by expanses of well maintained lawns interspersed with an array of mature trees and established florals beds.

SITUATION

The property occupies a particularly desirable position on the edge of the popular village of Overton-on-Dee which has an excellent range of local amenities to include a Primary school, Doctor's Surgery, Pharmacy, Veterinary Practice, village convenience stores, Coffee Shop, Butchers, and Parish Church. Whilst enjoying this convenient location, the larger towns of Wrexham (7 miles) and Ellesmere (5 miles) are both within easy reach, with the county towns of Chester (20 miles) and Shrewsbury (22 miles) also within easy commuting distance, all of which, have a more comprehensive range of amenities of all kinds.

SCHOOLING

The property is within a convenient proximity to a number of well regarded state and private schools, including St.Mary's Primary, The Maelor School, The Madras School, Eytion Primary, Ellesmere Primary School, Lakelands Academy, Moreton Hall, and Ellesmere College.

W3W

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DIRECTIONS

Leave Ellesmere via the A528 in the direction of Overton-On-Dee and, when reaching a T junction in the heart of the village, turn left onto Pen-Y-Lan Street in the direction of Wrexham. Continue on Pen-Y-Lan Street as it merges onto High Street until, around half way down, a left hand turn leads into Willow Street where Michaelmas Lodge is situated on the bend and identified by a Halls "For Sale" board.

THE PROPERTY

The property is principally accessed via a covered external Porch which opens into a welcoming Entrance Hallway, from where stairs rise to the first floor and a door leads immediately to the right into a well proportioned Living Room, this enjoying triple-aspect windows which offer excellent views across the generous gardens which lie beyond, whilst also featuring ample space for furniture arranged around a central "living flame" fireplace.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Turning left from the Entrance Hall, one enters a versatile Dining Room which provides a dedicated space for entertaining but which could readily serve as a guest or fourth Bedroom. The Hall culminates at a door which opens into a Kitchen, this featuring a selection of fitted units alongside a window framing views to the rear and a secondary access door which exits onto the side of the property. Completing the ground floor accommodation is a useful Cloakroom situated alongside the front door.

Stairs rise to a first floor landing with recessed storage cupboard, from where access is provided into three comfortably sized Bedrooms, two of which benefit from integrated wash stands and all served by a family Shower Room which comprises a walk-in shower cubicle, low-flush WC, and hand basin.

OUTSIDE

The gardens are a particularly notable feature of the property and extend, in all, to around 0.29ac; accessed via a sweeping gravelled driveway which rests at the rear of the property before continuing to a detached double garage (approx. 5m x 5m) with two front access doors, one of which is electrically operated, and pedestrian door to the side.

The gardens have been lovingly maintained and represent an ideal refuge from the turmoil of the outside world, with expanses of lawn interspersed with selection of mature trees and well stocked floral and herbaceous beds.

THE ACCOMMODATION COMPRISES:

- Ground Floor -

Kitchen: 3.56m x 2.94m

Dining/Reception Room: 6m x 3.56m

Dining Room/Bedroom Four: 3.56m x 2.95m

W/C

- First Floor -

Bedroom One: 4.18m x 3.56m

Bedroom Two: 3.56m x 2.96m

Bedroom Three: 3.59m x 2.35m

Family Bathroom

SERVICES

The property is understood to benefit from mains water, electrics, gas, and drainage.

TENURE & POSSESSION

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 in Council Tax Band 'F' on the council register.

N.B.

The property was built by Colt Houses and is of non-standard construction, so may not be suitable for all forms of lending.

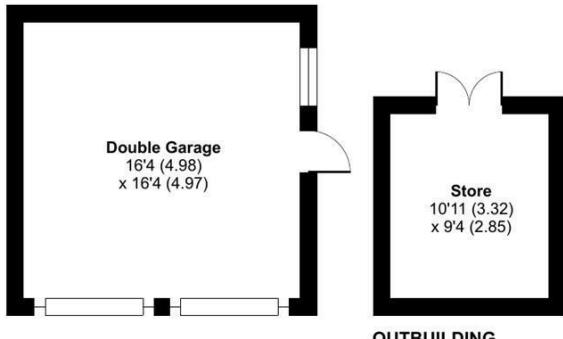
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

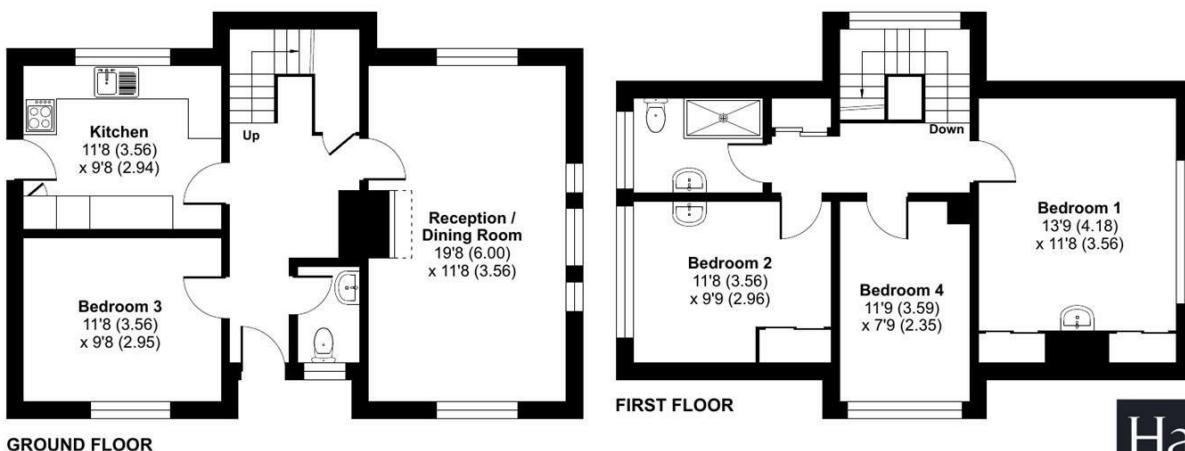
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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



Approximate Area = 1180 sq ft / 109.6 sq m
Garage = 266 sq ft / 24.7 sq m
Outbuilding = 102 sq ft / 9.5 sq m
Total = 1548 sq ft / 143.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Halls. REF: 1404645

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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			
(B1-91) B			
(C9-80) C			
(D5-68) D			
(E9-54) E			
(F21-38) F			
(G1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	83
EU Directive 2002/91/EC			



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