





**7 Sycamore Drive, Chirk, Wrexham, LL14 5RG
Offers In The Region Of £180,000**

An extended and well presented two bedroom semi detached house situated within a popular residential location in the border town of Chirk. In brief the accommodation affords Entrance hall, living room, kitchen/diner, two bedrooms and family bathroom. There is an enclosed rear garden, covered workshop and driveway for parking.



LOCATION

The property is situated on the edge of the popular residential development of Lodgevale Park within the small border town of Chirk. The town itself contains an excellent range of shops, Public Houses and local amenities including Infant and Junior schools. Easy access onto the A5 and A483 provides direct links to the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester. Chirk also has a train station which provides direct trains to Birmingham and Manchester.

ENTRANCE

UPVC front door accessed from the driveway, and part glazed door into;

LIVING ROOM

12'1 x 18'9 (3.68m x 5.72m)

Dual aspect with uPVC window to the front and side elevations, feature fireplace with inset gas fire and surround, stairs to first floor, ceiling light, radiator, understairs storage cupboard and door into;

KITCHEN/ DINER

12'2 x 17'5 (3.71m x 5.31m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window Integral oven with gas hob and extractor hood over, and integrated fridge/freezer. Void for further appliances, tiled flooring, and ceiling light. The kitchen has been extended to make a nice dining space with uPVC windows overlooking the garden and uPVC double doors.

FIRST FLOOR**BEDROOM ONE**

12'3 x 10'6 (3.73m x 3.20m)

Double room with uPVC window to the front, fitted wardrobes, ceiling light and radiator.

BEDROOM TWO

12'1 x 9'3 (3.68m x 2.82m)

Double room with uPVC window to the rear, built in cupboard, ceiling light and radiator.

BATHROOM

8'3 x 4'10 (2.51m x 1.47m)

Modern white suite comprising panelled bath with shower over, low level WC and wash hand basin. Heated towel rail, uPVC window to the side, part tiled walls and ceiling light.

EXTERNAL**FRONT**

The front of the property offers a driveway for parking.

REAR

The garden has been designed for ease of maintenance with patio area, raised sitting area with artificial grass and some trees and plants.

LEAN TOO

Ideal for storage or a garden room/play area. Enclosed with gates accessed from the front and rear.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 12 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is c - Wrexham. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Floor 1

General Services:

Local Authority: Wrexham County Council

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What3words: ///pave.splint.revival

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.