



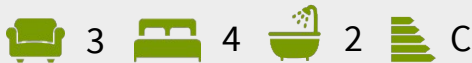
SPRING HOUSE HOLYHEAD ROAD

CHIRK | WREXHAM | LL14 5NA



Spring House is an attractive residence occupying a generous plot in a convenient position in the centre of the popular town of Chirk. Offering spacious and versatile accommodation throughout, the property provides an excellent opportunity for families, professional couples or those seeking a well-proportioned home with scope to personalise to individual requirements and is being sold with no onwads chain.

Offers in the region of £289,950



- Charming period residence
- Popular location within Chirk
- Convenient access to village amenities
- Character and appeal throughout
- Versatile reception accommodation
- Kitchen / breakfast room and ancillary space

DESCRIPTION

A charming chain free period residence in a convenient central village setting.

An excellent opportunity to purchase a charming period home occupying a convenient and accessible position on Holyhead Road, Chirk. Enjoying a setting in the centre of this well-regarded border village, the property offers characterful accommodation with considerable scope to appeal to a range of purchasers seeking a home of individuality, practicality and village convenience, all within easy reach of Oswestry, Wrexham and the surrounding road network.

Spring House is understood to be a period property offering well-proportioned accommodation arranged over 2 floors, with the character and appeal associated with a home of this nature.

The entrance hall provides access to the principal ground-floor rooms, including two generous reception rooms positioned to the front of the property, both enhanced by attractive bay windows which allow an abundance of natural light. The principal sitting room also features a traditional fireplace, creating an attractive focal point, while the second reception room offers excellent flexibility for use as a family room, home office or additional living space.



Beyond lies a separate dining room, providing ample space for family dining and entertaining, with convenient access to the kitchen. The kitchen is fitted with a comprehensive range of shaker-style wall and base units, complemented by timber-effect work surfaces and tiled splashbacks, together with an integrated oven, hob and extractor hood and space for further appliances. A useful ground-floor shower room completes the accommodation at this level.

To the first floor, the property provides four well-proportioned bedrooms, offering excellent flexibility for modern living. The two principal bedrooms each benefit from an attractive front-facing bay window, while the remaining bedrooms complete the well-balanced first-floor accommodation

Further bathroom facilities serve the first-floor accommodation, adding to the everyday practicality of this spacious and adaptable family home.

OUTSIDE

The outside space forms an attractive part of the property and is likely to be of particular appeal to those seeking a home in a village setting with manageable grounds and practical parking. Subject to confirmation, the property is understood to benefit from garden space suitable for sitting out, planting and general enjoyment, together with off-road parking and potential for useful stores or ancillary outbuildings. Any such outside space would represent a valuable addition to the accommodation and further enhance the overall appeal of the property.



LOCATION

The property occupies a convenient position in Chirk, a popular and historic border village lying between Oswestry and Wrexham. Chirk offers a good range of day-to-day amenities including shops, public houses, schools and a railway station, whilst the surrounding area provides excellent access to attractive countryside and a number of well-known local landmarks. The village is particularly well placed for commuters and those seeking accessibility, with road links towards Wrexham, Oswestry, Chester and the wider regional network. Chirk is also well known for its canal, viaduct, aqueduct and castle, together with the surrounding countryside and walking opportunities which make the area such a desirable place to live.

SCHOOLING

Local schooling includes Ysgol Y Waun and Pentre Church in Wales at primary level, and St Martin's School secondary education available. Independent schooling is also available at Moreton Hall, Ellesmere College and Oswestry School.

DIRECTIONS

From Halls Estate Agents, 20 Church Street, Oswestry, proceed out of the town and join the A5 heading north towards Wrexham and Chirk. Continue along the A5 for approximately 6 miles before taking the exit signposted Chirk. Follow the road into Chirk and continue along Chirk Road, continue onto Church Street. The property will be found on the right-hand side at the turning into Colliery Road, identified by a Halls 'For Sale' board.

WHAT 3 WORDS

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SERVICES

We understand that the property benefits from mains water, electricity and drainage. Heating and other services should be confirmed prior to exchange of contracts and interested parties are advised to rely upon their own inspections and enquiries.



POSSESSIONS AND TENURE

The property will be sold as freehold with vacant possession upon completion.

COUNCIL TAX

Council Tax Band: D

LOCAL AUTHORITY

Your local authority is Wrexham County Borough Council.

VIEWINGS

Strictly by prior appointment through the selling agents, Halls, Oswestry Office.

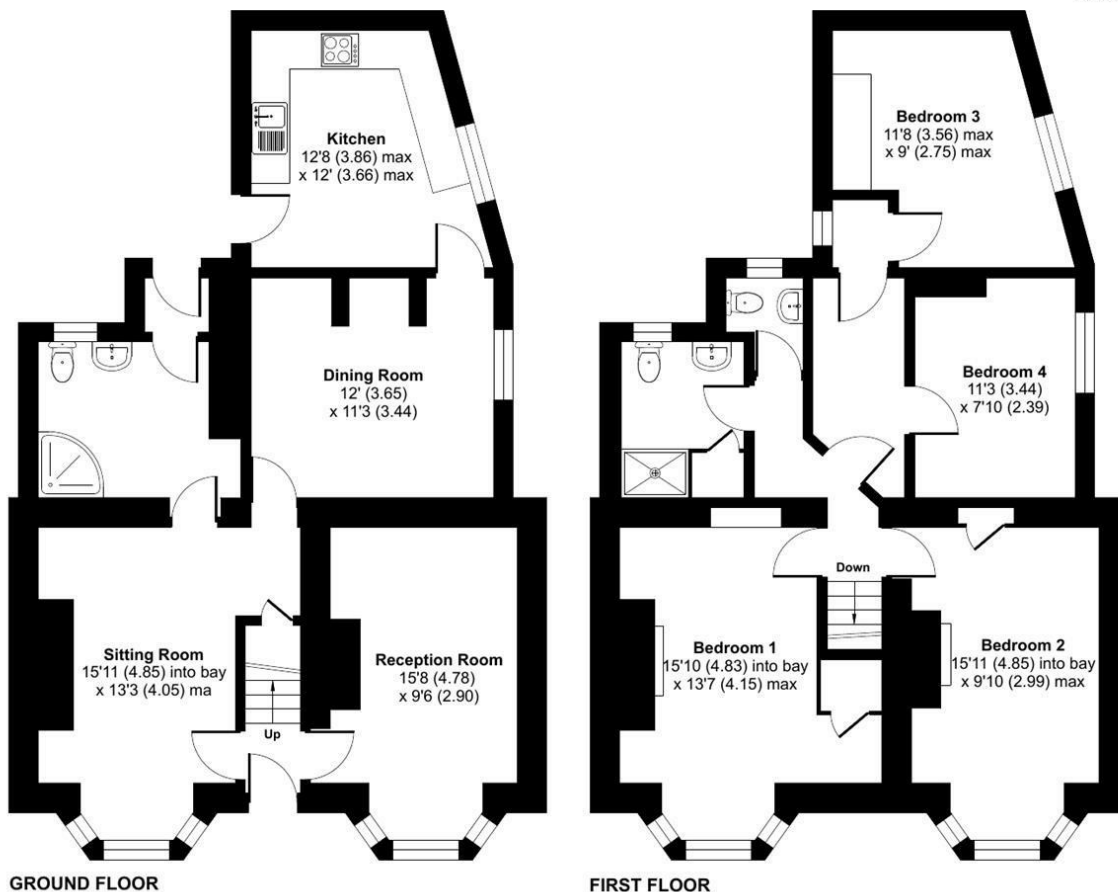
ANTI-MONEY LAUNDERING (AML) CHECKS

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.



Approximate Area = 1506 sq ft / 139.9 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). © nitchecom 2026. Produced for Halls. REF: 1478955



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C	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	

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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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