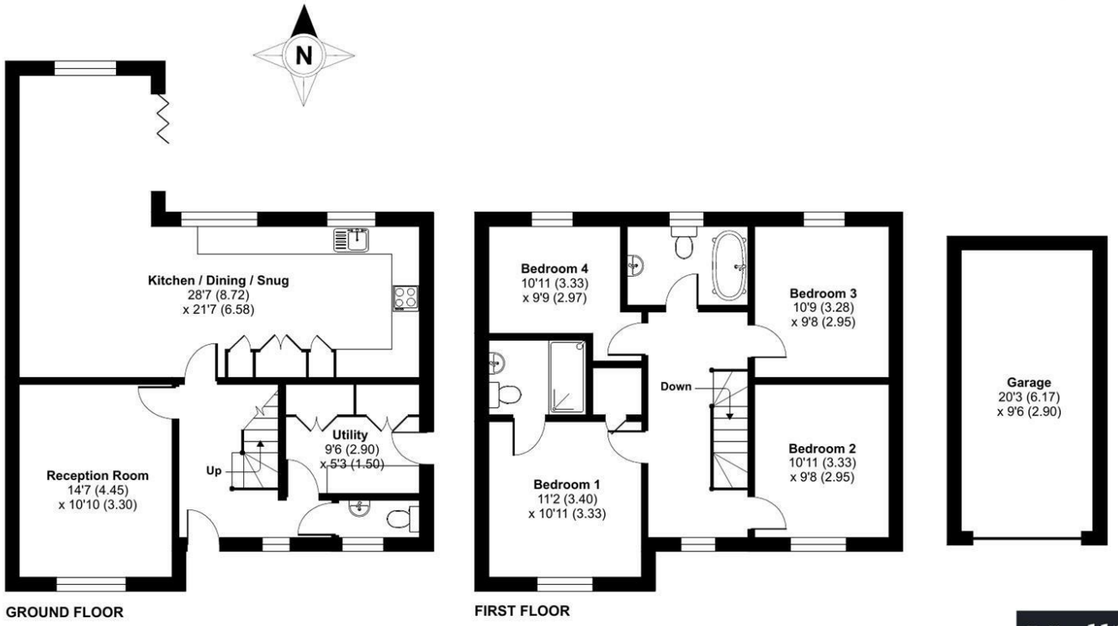
FOR SALE

# 4 Tudor Drive, Penley, Wrexham, LL13 0JN

Approximate Area = 1453 sq ft / 135 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 1644 sq ft / 152.7 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). ©nichecom 2026. Produced for Halls. REF: 1410810

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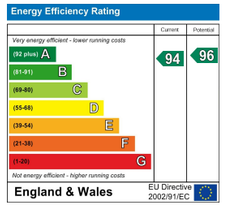
## Energy Performance Rating





01691 622602

**Ellesmere Sales**
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
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FOR SALE

Offers in the region of £389,995


# 4 Tudor Drive, Penley, Wrexham, LL13 0JN


A recently constructed and stylishly presented four-bedroom detached home boasting around 1,500 sq ft of family oriented living accommodation, alongside a detached garage and generous gardens which offer an open aspect to the rear; enviably positioned within a select development of homes on the fringe of the popular village of Penley.

# FOR SALE

Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s

- **Spacious Family Home**
- **Almost 1,500 sq ft of Stylish Accommodation**
- **Excellent Efficiency Credentials**
- **Driveway and Garage**
- **Attractive Gardens with Open Aspect**
- **Edge of Village Location**

## DESCRIPTION

Halls are delighted with instructions to offer 4 Tudor Drive in Penley for sale by private treaty.

4 Tudor Drive was initially constructed in late 2019 and has been designed with both family living and energy efficiency in mind. The property is impeccably presented throughout and provides almost 1,500 sq ft of thoughtfully crafted living accommodation which comprises a selection of versatile reception rooms complemented by four generous Bedrooms. Heated by an Air Source heat pump and enhanced by a range of PV panels, the property boasts impressive efficiency credentials and enjoys an A grade EPC.

Notably, the rear gardens offer an unobstructed aspect over open fields whilst featuring an expanse of artificial lawn complemented by a attractive seating areas. To the front is ample driveway parking for a number of vehicles which leads on to a single garage.

## SITUATION

4 Tudor Drive occupies a desirable position against a backdrop of open countryside within a select development of homes situated on the fringe of the popular village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst containing a number of well-regarded schools, including the Maelor School and the Madras Aided School, whilst also being well situated for access to the towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

## SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

## DIRECTIONS

Leave Ellesmere to the north via Grange Road, continuing for around a mile until a right hand turn (signposted Penley) leads on to Ellesmere Lane. Proceed on Ellesmere lane for a further 2.6 miles until, shortly after entering the village and at the apex of a sharp right hand turn, a left hand turn leads onto Tudor Drive where number 4 is situated around 300ft later on the right, identified by a Halls "For Sale" board.

## W3W

///goats.froze.refilled

## THE PROPERTY

The property is principally accessed via a covered external Porch which opens into an impressive Entrance Hall, from where oak stairs rise to the first floor and a door leads immediately to the left into a welcoming Living Room, this featuring a window overlooking the front elevation and ample space for seating over engineered oak flooring.

From the Hall, a further door opens into a gloriously open-plan Kitchen/Dining/Family Room which serves as the heart of the home and provides an ideal space for entertaining and more intimate family moments alike; with a stylish fitted kitchen complemented by ample space for dining, this segueing through to a Snug/Family Area positioned to the rear which boasts bi-fold door which exit directly onto the gardens and allow for a seamless transition between the internal and external elements of the home.

Completing the ground floor accommodation is a useful Utility Room with planned space for white goods, this situated next to a guest Cloakroom and both accessed from the Entrance Hall.

Stairs rise from the Entrance Hall to a first floor landing where doors provide access into four comfortably sized Bedrooms, ideally proportioned for family living, with the Master benefitting from integrated wardrobe space and an adjoining En-Suite Shower Room. The remaining Bedrooms are served by a well appointed Family bathroom which features a modern white suite comprising bath, WC, and vanity unit hand basin.

## OUTSIDE

The property is approached over a printed concrete driveway which provides ample space for a number of vehicles, this bordered to one side by an area of lawn retained within established hedging and leading on to a single garage (approx. 6.17m x 2.90m) with roller shutter front access door.

The rear gardens enjoy an unobstructed aspect over open farmland and, at present, comprise an area of artificial lawn bordered by a number of attractive seating so placed as to capitalise on the views beyond and each representing an ideal spot for outdoor dining and entertaining.

## SERVICES

The property is understood to benefit from mains water, electric, and drainage. Heating is provided by an Air Source heat pump.

## TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

## LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

## COUNCIL TAX

The property is shown as being within council tax band F on the local authority register.

## 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.