

BOWEN

PROPERTY SINCE 1862



Asking Price £220,000

3 Bramblewood Court, Chirk Bank,
Chirk, Wrexham, LL14 5LJ

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A modern and well presented three bedroom semi-detached property situated in the popular village of Chirk Bank. The property includes well presented living accommodation, private rear gardens, off road parking provision and a single garage (right hand of pair). The accommodation is warmed by gas fired central heating and is double glazed. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The small village of Chirk Bank is situated in Shropshire but sits on the English/Welsh border. Chirk is a short distance away and offers a range of independent shops and restaurants and other local amenities. With good road links to larger towns such as Oswestry, Shrewsbury and Wrexham. Gobowen is also a short drive and has a railway station offering rail links to cities such as Birmingham and many others.

Accommodation

A part glazed door at the front of the property leads into:

Entrance Hallway: 6' 8" x 3' 5" (2.03m x 1.03m)
Radiator and window.

Cloakroom: 4' 4" x 3' 1" (1.33m x 0.95m) WC and pedestal wash hand basin. Vinyl flooring and radiator.

Living Room: 14' 5" x 13' 10" (4.39m x 4.21m)
Feature marble style fireplace and hearth with timber surround, TV aerial, radiator, stairs to first floor.

Kitchen/Dining Room: 14' 5" x 9' 10" (4.39m x 3m) Matching base, wall and drawer units with worktop surface over and tiled splashback. Built-in single oven and four ring ceramic hob with extractor hood over. Space and plumbing for washing machine and fridge freezer. Stainless steel sink and drainer. Worcester gas fired boiler. Tiled flooring and radiator. Door to rear garden from Kitchen

area, UPVC double glazed doors to rear garden from dining area.

Stairs to First Floor Landing: Cupboard housing the hot water cylinder, access to loft space and doors off to:

Bedroom 1: 14' 2" x 7' 10" (4.32m x 2.38m) TV aerial, radiator and window to front aspect.

Bedroom 2: 9' 10" x 7' 10" (3.00m x 2.39m) Radiator and window to rear aspect.

Bedroom 3: 7' 11" x 6' 4" (2.42m max x 1.94m) Radiator and window to front aspect.

Bathroom: 6' 5" x 6' 2" (1.95m x 1.87m) White suite comprising of low level flush WC, pedestal wash hand basin and fitted bath with mains shower over. Part white tiled walls and tiled flooring. Shaver point, extractor fan and radiator.

Outside: A communal turning area at the front of the property provides access to the off-road parking for one vehicle and a single garage (right hand garage/driveway of pair). The rear of the property, a paved patio leads to lawns with a variety of shrubs.



EPC Rating: EPC Rating - Band 'C' (72).

Council Tax Band: Council Tax Band 'C'.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury.

Services: We understand mains electricity, gas, water and drainage supplies are connected.

Directions: From the centre of Oswestry follow the Gobowen road out of town. At the roundabout turn left and proceed towards Wrexham. At the next roundabout turn left to Weston Rhyn. Proceed along and turn left for Chirk Bank just before the primary school. Continue along for approximately half a mile and turn onto Bramblewood Court where you will find the property.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.