



**FOR SALE**

Offers in the region of £159,995

5 Henka Road, Penley, Wrexham, LL13 0QE

A well designed and smartly presented two-bedroom mid-terrace property boasting well maintained rear gardens driveway parking, conveniently situated in a popular residential development within the village of Penley.



Ellesmere (5 miles), Wrexham (10 miles) and Chester (20 miles).

(All distances approximate)



- Two Bedrooms
- Over 650 sq ft
- Well Presented
- Driveway Parking
- Attractive Gardens
- No Onward Chain

## DESCRIPTION

Halls are delighted with instructions to offer 5 Henka Road in Penley for sale by private treaty and with the benefit of no onward chain.

5 Henka Road is an attractively presented two-bedroom mid-terrace which boasts almost 700 sq ft of thoughtfully designed living accommodation situated across two floors, with the ground floor enjoying a sociable arrangement and accompanied by two first floor bedrooms.

The property enjoys external to both the front and rear, with the former of these comprising driveway parking which leads on to a gravelled bed. The rear gardens have been lovingly maintained and feature an expanse of lawn with inset stepping stones, bordered by a paved patio area.

## SITUATION

The property is situated on the perimeter of popular development within the 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.

## DIRECTIONS

From Ellesmere proceed along Grange Road in the direction of Overton-on-Dee for approximately 1 mile and turn right (signposted 'Penley'). Proceed along this road for 2.9 miles and at the T junction in the centre of Penley turn left. Proceed for a short distance and turn right in to Penley Hall Drive. Continue along this road onto Winston Way, then turn left onto Henka Road where the property will be situated on your left hand side, identified by a Halls For Sale Board.

## W3W

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## 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, Crifftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

## THE PROPERTY

The property is principally accessed via a front door which opens into a welcoming Living Room, this featuring a window overlooking the front gardens and ample space for seating arranged around a central "living flame" effect fire, alongside stairs which rise to the first floor.

A further door leads through from the Living Room to an open-plan Kitchen/Dining Room which boasts an array of fitted units comprising a number of integrated appliances, alongside planned space for a breakfast or dining table which lies before patio doors which exit to the rear, allowing for a seamless transition between the internal and external elements of the home. Completing the ground floor accommodation is an inset Cloakroom accessed from the Kitchen

Stairs rise to a first floor landing where doors provide access into two comfortably sized Bedrooms, with bedroom two benefiting from an integrated storage cupboard and both rooms served by a well appointed Family Bathroom which features a fitted suite comprising a panelled bath with shower over, low-flush WC, and pedestal hand basin.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



## OUTSIDE

The property is approached over tarmac driveway with space for vehicles, which features an easy-care gravel bed and paved walkway to the front door.

The rear gardens have been lovingly maintained and serve as a wonderful accompaniment to the home, with, immediately beyond patio doors which exit from the Kitchen, a paved patio area which represents an ideal space for outdoor dining and entertaining, this leading on to an area of shaped lawn and a timber garden storage shed.

## THE ACCOMMODATION COMPRISES

- Ground Floor -

Living Room: 4.29m x 3.76m

Kitchen/Dining Room: 4.39m x 3.74m

Cloakroom:

- First Floor -

Bedroom One: 3.75m x 3.20m

Bedroom Two: 3.11m x 2.01m

Family Bathroom:

## SERVICES

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

## TENURE

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

## LOCAL AUTHORITY

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

## COUNCIL TAX

The property is in Council Tax Band 'C' on the Shropshire Council Register.

## N.B.

Some of the furnishings may be available for purchase, via separate negotiation.

## 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.

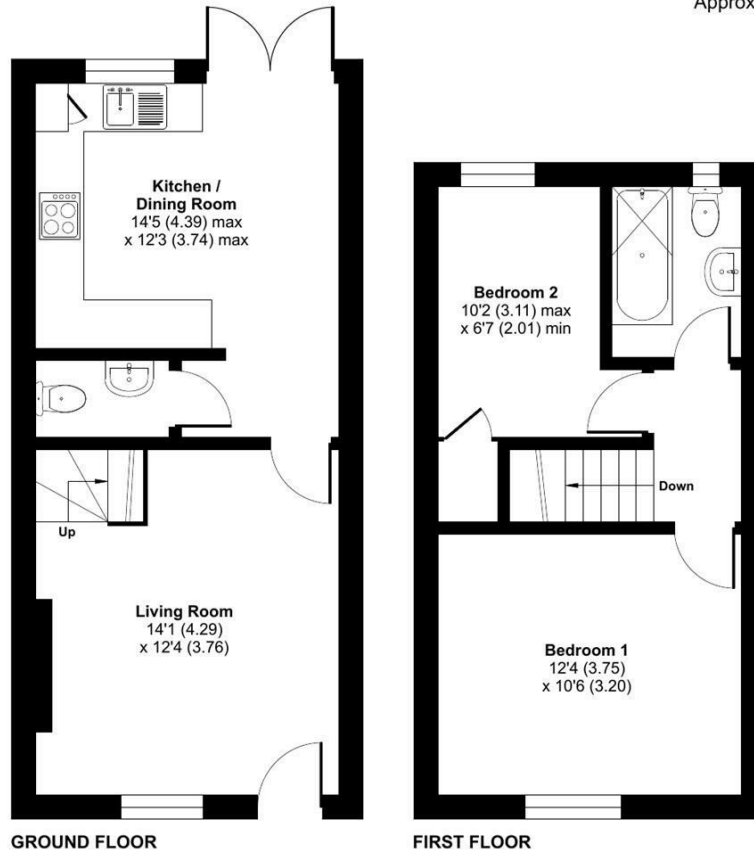
## VIEWINGS

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

FOR SALE

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Approximate Area = 663 sq ft / 61.6 sq m  
For identification only - Not to scale

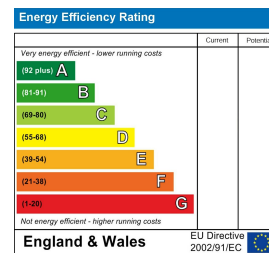


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1448430

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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



01691 622602

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