

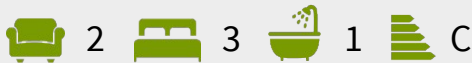


MICHAELMAS LODGE 6 WILLOW STREET OVERTON-ON-DEE | WREXHAM | LL13 0EA



A characterful three/four bedroom detached cottage-style dormer bungalow boasting around 1,200 sq ft of flexibly arranged living accommodation alongside gardens which extend to circa 0.29ac and feature a detached double garage, enviably situated on a popular street within the much sought after village of Overton-On-Dee.

£1,200 Per Calendar Month



- Cottage-Style Dormer Bungalow
- Circa 1,200 sq ft of Versatile Accommodation
- Driveway and Double Garage
- Gardens ext to approx. 0.29ac
- Desirable Village Location
- Available Now

DESCRIPTION

Michaelmas Lodge is a particularly characterful three/four Bedroom cottage-style dormer bungalow which now provides almost 1,200 sq ft of flexibly arranged living accommodation arranged across two versatile floors.

The property lies within generous gardens which extend, in all, to around 0.29ac, with a sweeping driveway providing ample space for a number of vehicles and leading on to a detached double garage, encompassed on all sides by expanses of well maintained lawns interspersed with an array of mature trees and established florals beds.

SITUATION

The property occupies a particularly desirable position on the edge of the popular village of Overton-on-Dee which has an excellent range of local amenities to include a Primary school, Doctor's Surgery, Pharmacy, Veterinary Practice, village convenience stores, Coffee Shop, Butchers, and Parish Church. Whilst enjoying this convenient location, the larger towns of Wrexham (7 miles) and Ellesmere (5 miles) are both within easy reach, with the county towns of Chester (20 miles) and Shrewsbury (22 miles) also within easy commuting distance, all of which, have a more comprehensive range of amenities of all kinds.



SCHOOLING

The property is within a convenient proximity to a number of well regarded state and private schools, including St.Mary's Primary, The Maelor School, The Madras School, Eyton Primary, Ellesmere Primary School, Lakelands Academy, Moreton Hall, and Ellesmere College.

W3W

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DIRECTIONS

Leave Ellesmere via the A528 in the direction of Overton-On-Dee and, when reaching a T junction in the heart of the village, turn left onto Pen-Y-Lan Street in the direction of Wrexham. Continue on Pen-Y-Lan Street as it merges onto High Street until, around half way down, a left hand turn leads into Willow Street where Michaelmas Lodge is situated on the bend and identified by a Halls "For Sale" board.

THE PROPERTY

The property is principally accessed via a covered external Porch which opens into a welcoming Entrance Hallway, from where stairs rise to the first floor and a door leads immediately to the right into a well proportioned Living Room, this enjoying triple-aspect windows which offer excellent views across the generous gardens which lie beyond, whilst also featuring ample space for furniture arranged around a central "living flame" fireplace.

Turning left from the Entrance Hall, one enters a versatile Dining Room which provides a dedicated space for entertaining but which could readily serve as a guest or fourth Bedroom. The Hall culminates at a door which opens into a Kitchen, this featuring a selection of fitted units alongside a window framing views to the rear and a secondary access door which exits onto the side of the property. Completing the ground floor accommodation is a useful Cloakroom situated alongside the front door.



Stairs rise to a first floor landing with recessed storage cupboard, from where access is provided into three comfortably sized Bedrooms, two of which benefit from integrated wash stands and all served by a family Shower Room which comprises a walk-in shower cubicle, low-flush WC, and hand basin.

OUTSIDE

The gardens are a particularly notable feature of the property and extend, in all, to around 0.29ac; accessed via a sweeping gravelled driveway which rests at the rear of the property before continuing to a detached double garage (approx. 5m x 5m) with two front access doors, one of which is electrically operated, and pedestrian door to the side.

The gardens have been lovingly maintained and represent an ideal refuge from the turmoil of the outside world, with expanses of lawn interspersed with selection of mature trees and well stocked floral and herbaceous beds.

THE ACCOMMODATION COMPRISES:

- Ground Floor-

Kitchen: 3.56m x 2.94m

Dining/Reception Room: 6m x 3.56m

Dining Room/Bedroom Four: 3.56m x 2.95m

W/C

- First Floor -

Bedroom One: 4.18m x 3.56m

Bedroom Two: 3.56m x 2.96m

Bedroom Three: 3.59m x 2.35m

Family Bathroom

SERVICES

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

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.



SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

Deposit free option available.

TERMS

The property will be offered on an initial six month Occupation Contract.

Pets to be declared prior to viewing.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Council Tax Band 'F' on the council 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.

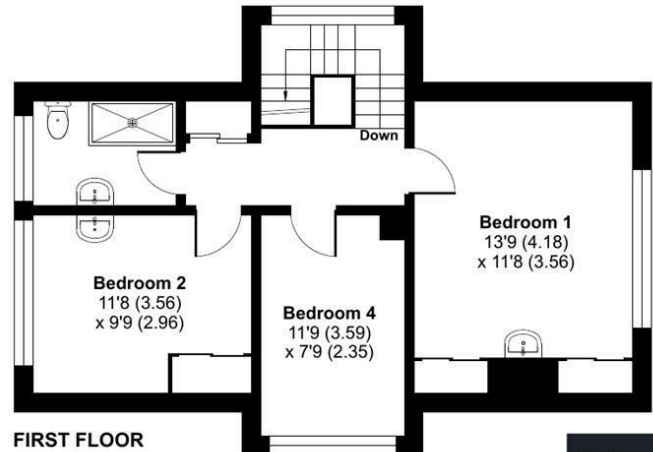
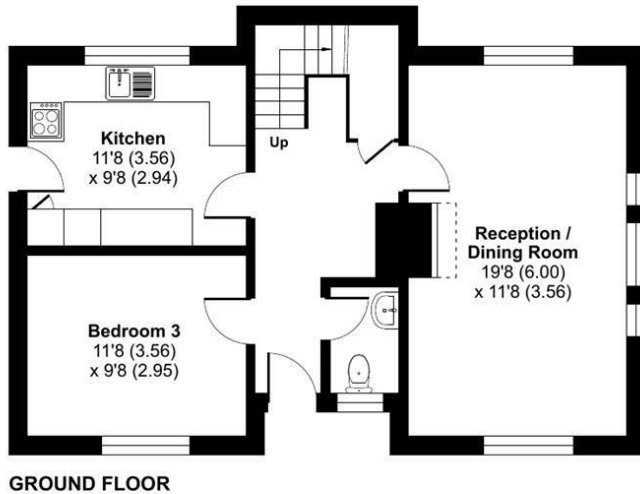
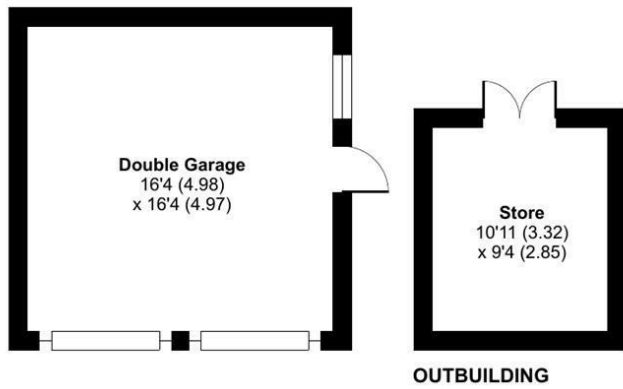
N.B.

Some images used within these particulars are not current and are intended for illustrative purposes only.

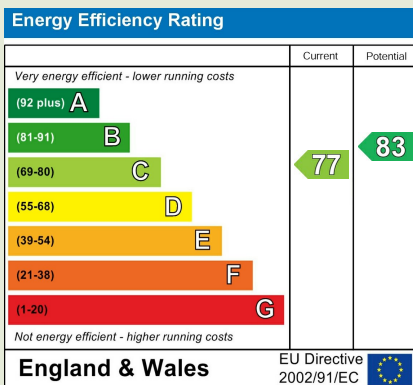
VIEWINGS

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

Approximate Area = 1180 sq ft / 109.6 sq m
 Garage = 266 sq ft / 24.7 sq m
 Outbuilding = 102 sq ft / 9.5 sq m
 Total = 1548 sq ft / 143.8 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). © nitchcom 2026. Produced for Halls. REF: 1404645



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



ELLESMERE LETTINGS

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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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