



FOR SALE

Offers in the region of £225,000

14 Westway, Penley, Wrexham, LL13 0JW

An attractively presented three-bedroom semi-detached home boasting extended living accommodation, generous driveway parking, and private rear gardens, pleasantly situated in a popular cul-de-sac within the village of Penley.



Ellesmere (5 miles), Wrexham (10 miles), Chester (20 miles). Shrewsbury (21 miles)

(All distances approximate)



- Family Home
- Extended Living Accommodation
- Well Presented
- Driveway Parking
- Cul-De-Sac Position
- Popular Village Location

DESCRIPTION

Halls are delighted with instructions to offer 14 Westway, in Penley, for sale by private treaty.

14 Westway is well presented three-bedroom semi-detached home which has, in past years, been extended, to now provide just under 1,000 sq ft of thoughtfully designed and carefully maintained living accommodation ideally suited to the needs of modern families; with a number of versatile ground floor reception rooms joined by three comfortably sized first floor bedrooms.

The property is situated within larger gardens that might be expected for a property of this age, these comprising, to the fore, a generous driveway with ample room for a number of vehicles, this flanked to one side by an area of lawn and culminating at gates which lead to through to the rear, where can be found a shaped lawn and an attractive seating area.

SITUATION

14 Westway is situated in a desirable cul-de-sac location on the perimeter of a popular residential development in the village of Penley, which boasts a range of day to day amenities, including Village Hall, Convenience Store, and a number of well-regarded educational establishments, whilst retaining a convenient proximity to the lakeland town of Ellesmere and the thriving market town of Whitchurch, both of which provide a more comprehensive array of facilities, including Supermarkets, Medical Facilities, and independent Shops. The county centre of Wrexham lies around 10 miles to the north, with Shrewsbury positioned just over 20 miles to the south.

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, St Mary's C.I.W. Aided School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Crifftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

THE PROPERTY

The property provides principal access via a pitched covered external porch which opens into an Entrance Hall, where stairs rise to the first floor and from where a door leads immediately to the left into a welcoming Living Room with window onto the front elevation and ample space for seating, alongside an archway which leads into a dedicated Dining Room but which could readily serve as a Family Room or secondary Reception Room,

The Entrance Hall culminates at a door which opens into a Kitchen, with the room also accessible directly from the Dining Room, which boasts a window overlooking the gardens and a range of base and wall units with work surfaces over, alongside a recessed understairs storage cupboard and side access door providing secondary access. Completing the ground floor accommodation, and a later addition to the property, is a particularly versatile Garden Room situated beyond the Dining Room, with a solid state roof allowing full use throughout the year.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Stairs rise from the Entrance Hall to a first floor landing where doors provide access into three well-proportioned Bedrooms ideally suited to families, all of which are served by a well-appointed family Bathroom featuring an attractive white suite comprising a panelled bath, low-flush WC, and pedestal hand basin.

OUTSIDE

The property is accessed onto a tandem driveway flanked to one side by an area of shaped lawn, with the driveway leading along the side of the property to wooden double gates which open to the rear garden.

The rear gardens have been designed with family use in mind and currently comprise an expanse of lawn bordered by established and well-stocked floral beds, alongside a paved patio area which represents an ideal spot for outdoor dining and entertaining. A stone pathway leads to a timber garden storage shed.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 3.66m x 3.61m

Dining Room: 2.99 x 2.87m

Kitchen: 2.98m x 2.45m

Conservatory:

- First Floor -

Bedroom One: 3.76m x 3.06m

Bedroom Two: 3.50m x 2.92m

Bedroom Three: 2.66m x 2.29m

Family Bathroom:

W3W

///writers.elevates.alerting



DIRECTIONS

Leave Ellesmere via Grange Road in the direction of Overton-On-Dee, turning right after around 1 miles onto Ellesmere Lane. Follow Ellesmere Lane for around 2.6 miles and, when entering the village of Penley, turn left onto Tudor Drive, turning left shortly after onto Oak Avenue, where a right hand turn leads on to Westway; number 14 will be positioned on the right, identified by a Halls "For Sale" board.

SERVICES

We are advised that the property benefits from mains water, electric, and drainage. The heating is oil fired.

COUNCIL TAX

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

LOCAL AUTHORITY

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

TENURE AND POSSESSION

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

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.

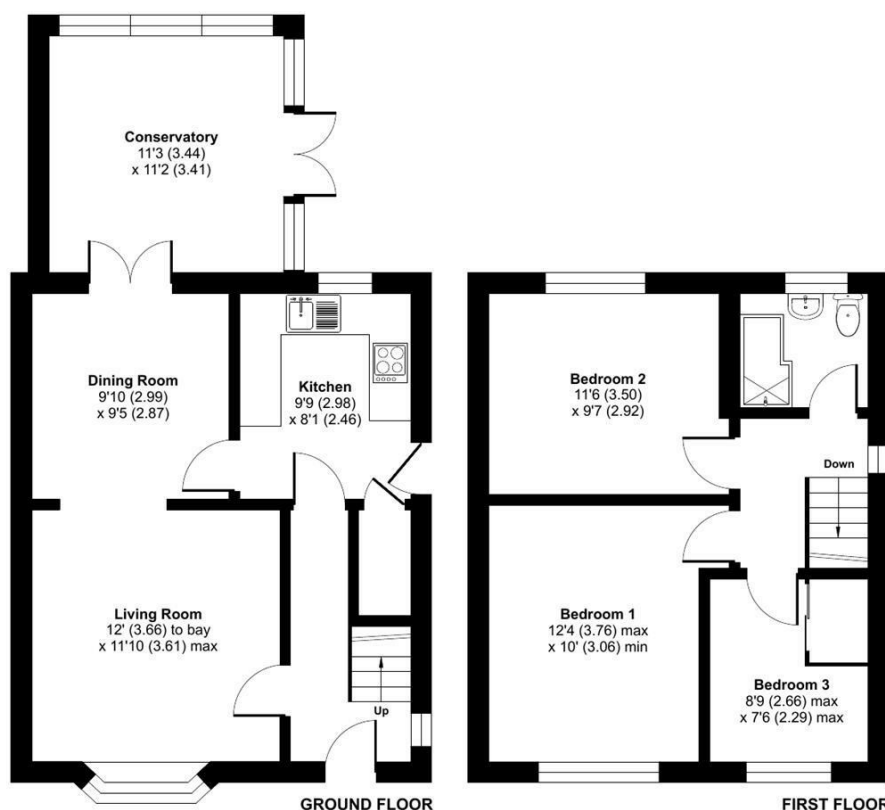
VIEWINGS

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

FOR SALE

14 Westway, Penley, Wrexham, LL13 0JW

Approximate Area = 949 sq ft / 88.2 sq m
For identification only - Not to scale



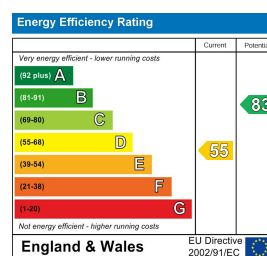
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Halls. REF: 1433522



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

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.