



FOR SALE

Offers in the region of £234,995

Willow View, Grange Road,
Penley, Nr Wrexham, LL13 0LS

A deceptively spacious and extremely well appointed detached 3 bedroom family house with conservatory, garage, gardens and external covered seating area, in a most convenient location, on the edge of the popular village of Penley.



Ellesmere (4 miles), Whitchurch (9 miles), Wrexham (10 miles), Chester (20 miles).
(All Distances Approximate)



- **Spacious detached house**
- **Superbly presented**
- **Conservatory & attached garage**
- **Parking for at least 4 vehicles**
- **Excellent decked area**
- **Popular village location**

DESCRIPTION

Halls are favoured with instructions to offer Willow View, in Penley, for sale private treaty.

Willow View is a deceptively spacious and extremely well appointed detached 3 bedroom family house with conservatory, garage, gardens and external covered seating area, in a most convenient location, on the edge of the popular village of Penley.

The property, which is has been greatly improved by the current Vendors and is appointed to a high standard, offers well planned internal accommodation, currently comprising a ground floor Reception Hall, Lounge, Dining Room, Conservatory and Kitchen, together with three first floor Bedrooms and a Family Bathroom. The property has the benefit of an oil fired central heating system, is double glazed and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property has a generous sized forecourt area with room for parking at least four vehicles, which leads to the Garage.

The gardens are attractively presented and comprise a mature shaped lawn with central floral feature and greenhouse, paved patio terrace to the rear and an excellent covered external seating area, making a super setting for outside dining/BBQs/entertaining etc.

The sale of Willow View, therefore, provides an excellent opportunity to purchase a superbly presented and deceptively spacious three bedroom detached family house with excellent parking, gardens, paved patio terrace and covered external dining area, conveniently situated on the fringe of the popular village of Penley. An inspection of the property is highly recommended.

SITUATION

Willow View is conveniently situated on the edge of the well known North Shropshire village of Penley. Penley is well known for its primary and secondary schools and also has a parish church etc. The nearby well

known North Shropshire lakeland town of Ellesmere is, only, 4 miles away which has an excellent range of local shopping, recreational and further educational facilities, with the county towns of Shrewsbury (21 miles) and Chester (20 miles) within easy motoring distance.

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 around 3 miles to the T-junction in the centre of Penley. Turn right and then take your first turning right where Willow View will be situated on your right hand side, identified by a Halls For Sale Board.

THE ACCOMMODATION COMPRISES:

A partly glazed front entrance door opening in to a:

RECEPTION HALL

With a fitted carpet as laid, coved ceiling, radiator, double glazed window to front elevation and door in to a:

CLOAKROOM

With a modern low flush WC suite, modern vanity hand basin (H&C) with mixer tap, tiled splash and vanity cupboard below, radiator and opaque double glazed window to front elevation.

A door leads from the Reception Hall in to the:

LOUNGE

15'1" x 10'6" widening to 17'3" (4.59m x 3.21m widening to 5.26m)
With a fitted carpet as laid, coved ceiling, an attractive feature fireplace with tiled hearth, wooden mantle and surround and inset wood burning stove, double glazed windows to two elevations, radiator, under stairs storage cupboard and an open plan archway through to the:

DINING ROOM

11'1" x 9'10" (3.37m x 3.00m)
With a fitted carpet as laid, radiator, coved ceiling and glazed double doors in to the:

CONSERVATORY

10'4" x 10'10" (3.14m x 3.30m)
With a tiled floor, ceiling lights, power points and glazed double doors leading out to the gardens.

A door leads from the Dining Room in to the:



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



KITCHEN

10'2" x 10'11" (3.09m x 3.34m)

With a tiled floor, a fully fitted kitchen comprising a Lamona stainless steel single drainer sink unit (H&C) with mixer tap and cupboards under, a range of roll topped work surfaces to either side with base units below, an integrated Lamona four ring hob with drawers below, an integrated Bosch oven with matching drawers below, a further L-shaped range of work surfaces with cupboards below, matching eye level cupboards, planned space for an upright fridge/freezer, coved ceiling, radiator, double glazed window to rear elevation overlooking the rear gardens and partly glazed door to outside.

FIRST FLOOR LANDING

With a fitted carpet as laid, radiator, inspection hatch to roofspace and double glazed window to side elevation and door in to:

BEDROOM 1

13'1" x 11'0" (3.99m x 3.35m)

With a fitted carpet as laid, radiator and double glazed window to front elevation overlooking the approach drive and open fields beyond.

BEDROOM 2

13'1" x 11'0" (4.00m x 3.35m)

With a fitted carpet as laid, radiator and double glazed window to rear elevation.

BEDROOM 3

9'3" x 9'2" (2.83m x 2.79m)

With a fitted carpet as laid, radiator and double glazed window to rear elevation.

FAMILY BATHROOM

With a modern suite comprising a panelled bath (H&C) with rainhead shower and screen, pedestal hand basin (H&C) with a tiled splash, wall mounted mirror fronted vanity cabinet over and cupboards and drawers below, low flush WC, ceiling downlighters, chromium heated upright towel rail/radiator and an opaque double glazed window to front elevation.

OUTSIDE

The property is approached off Grange Road over a pattern pressed concrete drive which provides room for parking at least four vehicles or more, leading to the:

ATTACHED GARAGE

Of brick construction with a metal up and over front door which has been divided, comprising a Storage area (2.60m x 2.54m) with a concreted floor, power and light laid on, tap and partition wall and door through to the:

UTILITY AREA

8'2" x 8'4" (2.49m x 2.53m)

Housing the Enviromax oil fired boiler (2 years old) which heats the domestic hot water and central heating radiators, planned space and plumbing for appliances.

GARDENS

The gardens comprise a mature shaped lawn with central gravelled and floral feature, flanked by floral and herbaceous borders, with an aluminium framed greenhouse. There is a rear paved patio terrace, making a lovely setting for outside dining/entertaining etc., which includes a raised covered timber decked dining area, making a super setting for BBQs/entertaining etc., with power and light laid on.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

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LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel - 01978 292000.

COUNCIL TAX

The property is in Band ' ' on the Wrexham County Borough Register. The payment for 2019/2020 is

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.

FOR SALE

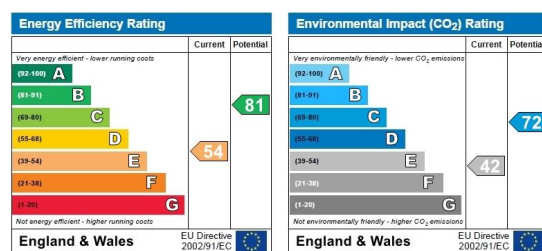
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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 622 602

Ellesmere office:

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