

Town & Country

Estate & Letting Agents

Birch Drive, Wrexham

£299,950



A fantastic opportunity to purchase a well presented three bedroom detached property situated in the heart of Gresford. The property comprises; entrance hall, lounge, dining room and kitchen on the ground floor, with three bedrooms and one bathroom on the first floor. Externally is a lawned garden and driveway to front leading to a garage providing ample off road parking, while to the rear is a decking area and a large lawned garden. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Location

The property is within easy travelling distance of Chester via the A483 Chester to Wrexham By-Pass which leads to the M53 motorway, and is also convenient for North Wales via the A55 Trunk Road. The A483 also leads to the A5 and the M54 to the Midlands and the South. There are local shopping and schooling facilities in the neighbouring villages of Rossett and Gresford together with the more extensive facilities of both Chester and Wrexham.



Entrance

11'8 x 5'6

UPVC double glazed door to front giving access to the entrance hall. Stairs to first floor accommodation. Radiator. Doors to:



Lounge

12'3 x 11'6

Marble fireplace housing an electric fire. Textured and covered ceiling. Double glazed bay window to front. Radiator.



Dining Room

11'8 x 8'8

Having a textured and covered ceiling. Radiator. Patio door opening to rear garden.



Kitchen

14'5 x 8'6

Fitted with an array of white wall, base and drawer units with complimentary work surfaces. Stainless steel sink unit and drainer. Integrated stainless steel double oven, hob and extractor hood above. Space and plumbing for washing machine. Space for a tall fridge-freezer. Understairs storage cupboard. Ceramic tiled flooring. Partially tiled walls. Double glazed window to rear. Double glazed door opening to rear.

Landing

Loft access. Built in storage cupboard. Double glazed window to side. Doors to:



Bedroom One

11'1 x 10'1

Fitted with a selection of bedroom furniture including wardrobes with mirrored insert, bedside cabinets, chest of drawers, dressing table and luggage cupboard above. Double glazed window to front. Radiator.



Bedroom Two

10'6 x 10'2

Double glazed window to rear. Radiator.



Bedroom Three

8'2 x 7'8

Fitted wardrobes with luggage cupboard

above x2. Double glazed window to front. Radiator.



Bathroom

8'1 x 5'4

Low level W/C. Wash hand basin set within vanity unit. Panel enclosed bath with mixer tap, shower extension and a separate electric shower above with protective screen. Ceramic tiled flooring. Fully tiled walls. Double glazed window to side and rear. Radiator.

Garage

Worcester gas combination boiler. Power and light. Electric roller door.



Outside

Brick-block off-road parking to front leading to a garage, providing ample off road parking. Predominantly lawn to front with shrubbed beds and paved patio. Further paved patio to rear, also with lawned garden with well stocked flowerbeds. Timber shed with outside lighting with power supply.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer,

please contact the office and one of the team will assist you further.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

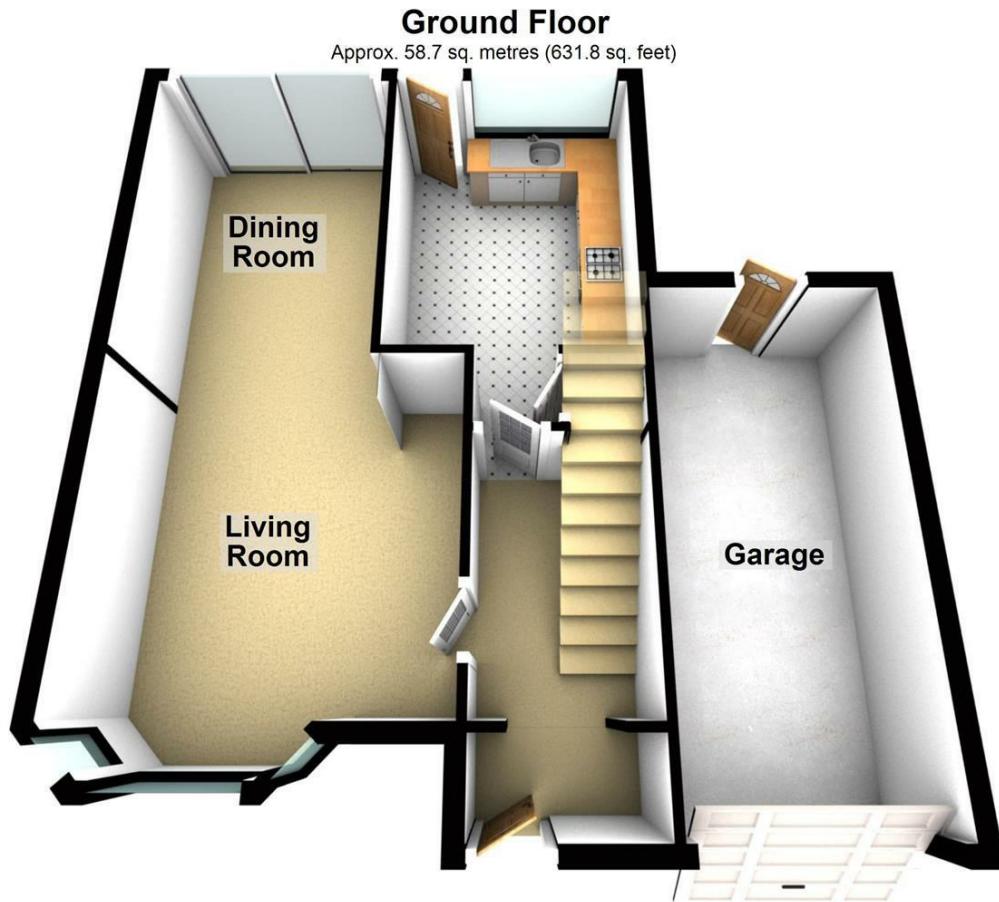
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 100.9 sq. metres (1086.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	