

Town & Country

Estate & Letting Agents

Birch Court, Wrexham

£369,950



Situated within a modern development of similar homes within this desirable location, having easy access to both Wrexham, Chester, Mold, and a wealth of amenities, this spacious four bedroom, detached home benefits from gas central heating, along with UPVC double glazing, and in brief comprises an entrance hall, a living room with an open through way to the dining room, which has a conservatory off. A contemporary gloss fronted kitchen with a variety of integrated appliances and a utility room off and a first floor landing which offers access to the family bathroom and to all four bedrooms, the principal of which enjoys en suite facilities. Externally the property is approached over tarmac parking position to the front of a single garage alongside a gravel garden which serves as overspill parking. Gated side access leads to a rear garden which consists of a paved patio area, an artificial lawn with slate chip and white gravelled well stocked beds and borders. In the corner of the rear garden is a composite teahouse which opens on all four sides. This property available with the benefit of no onward chain.

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

TEL: 01978 291345



Externally Front

The property is approached over tarmac driveway with ash shrub border to the left-hand side and a gravelled garden to the right, which also serves as overspill parking. Timber access lead along the side of the property to the rear garden and above the front door is a storm porch with external light

Entrance Hall

13'2" x 5'9"

The property is entered through a composite double glazed front door, which opens to an inviting entrance hall with inset mat, timber laminate flooring, a radiator, stairs off with spindle balustrades rising to the first floor accommodation with cloakroom WC below and doors off opening to the kitchen and the living room.



Cloakroom

5'4" x 3'8"

Installed with a modern, dual flush, low-level WC, a pedestal hand wash basin, tile splashback, a radiator and extractor fan.



Living Room

17'3" x 10'4"

With timber laminate flooring, a radiator, a bay window facing the front elevation and featuring a contemporary electric wall mounted fireplace with feature surround. An open throughway leads to the dining room.



Dining Room

12'3" x 10'4"

With timber flooring flowing through from the living room, and having a radiator, a door opening to the kitchen and UPVC double glazed French doors, which open to the conservatory.



Conservatory

15'8" x 9'6"

Constructed of a low brick wall with a UPVC double glazed frame, incorporating French doors opening to the rear garden and having

timber laminate flooring and a log effect wall mounted remote electric fire.



Kitchen

12'6" x 10'3"

The kitchen is installed with a contemporary gloss fronted kitchen comprising a wealth of wall, base and draw units incorporating carousel shelving along with quartz work services and integral appliances comprising; a tall fridge, an electric induction hob and three ovens, a warming drawer and space for a wine cooler. The flooring is ceramic tiled, there is a radiator, recessed downlights set within the ceiling and a window faces the rear elevation. An open throughway leads to the utility room.

Utility Room

8' x 5'1"

With wall and base units matching those in the kitchen, a quartz work surface housing a stainless steel single bowl sink unit with mixer tap, along with multicoloured tiled splashback, plumbing and space for washing machine, radiator, ceramic tile floor and a timber glazed back door off.

First Floor Landing

With access to the loft space, a shelved store cupboard and doors off opening to all four bedrooms and the family bathroom.



Principle Bedroom

15'10" x 10'4"

Featuring a bay window to the front, a radiator, a door opening to the en suite shower room and fitted with a range of wardrobes with stainless steel handles.



Bedroom Three

9'4" x 8'10"

Having a window facing the rear elevation and radiator, along with a recessed built in wardrobes.

Bedroom Four

9'7 x 9'

With a window facing the rear elevation and a radiator.



Rear Garden

Well stocked rear garden containing a plethora of established plants and shrubs. Comprising a paved patio area and artificial lawn, with a slate chip and white gravel beds and borders, an external power, water supply and light and featuring a composite teahouse with four opening sides.

Services

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

Additional Information

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.

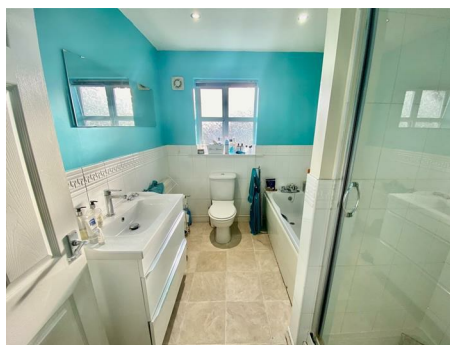
Viewings

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



En Suite

Installed with a modern white suite comprising an oversized shower enclosure with thermostatic shower, a flush low-level WC, a had wash basin with mixer tap and vanity unit below, partially tiled walls, radiator, extractor fan and opaque window faces the front elevation and there is a built in shelved linen cupboard.



Bathroom

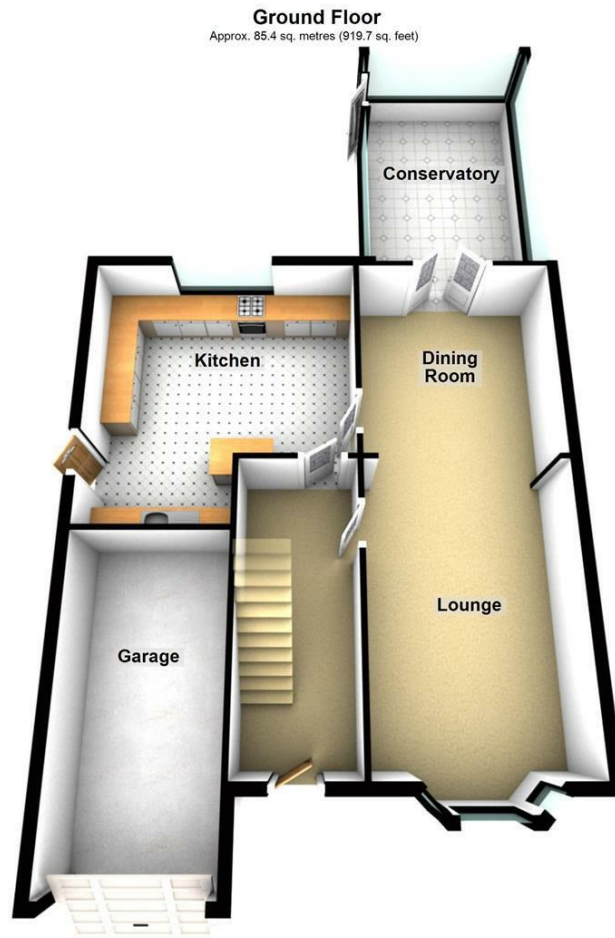
With a four piece bathroom suite comprised of; white WC with flush, white hand wash basin with vanity below, bath, and separate shower enclosure with thermostatic shower, partially tiled walls, extractor fan, opaque window to the rear elevation and radiator.



Bedroom Two

12'14" x 7'9"

With a window to the front elevation and a radiator.



Ground Floor
 Approx. 85.4 sq. metres (919.7 sq. feet)

Total area: approx. 146.2 sq. metres (1573.5 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 most 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
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	