

# Town & Country

Estate & Letting Agents



**3 Bramblewood Close, Chirk Bank, LL14 5LP**

**Offers In The Region Of £359,950**

Town and Country Oswestry offer this well presented three/four bedroom detached property situated on a small modern development of just eleven properties in the village of Chirk Bank. The property has all local amenities close at hand and is within easy reach of all major road networks. Accommodation comprises entrance hall/dining room, study, cloakroom, lounge, kitchen/breakfast room, conservatory, three bedrooms, en-suite bathroom, fourth bedroom/dressing room and a family bathroom. Externally the property has off road parking leading to a detached double garage and large, beautifully maintained lawned and shrubbed gardens to the rear. The property is also within easy reach of the rail links from Chirk direct to London. Viewing is highly recommended to appreciate this fabulous family home.

## DIRECTIONS

From our Oswestry office proceed out of town on the Gobowen road. At the roundabout turn left and proceed towards Wrexham. At the next roundabout turn left signposted Weston Rhyn. Proceed along and turn left for Chirk Bank just before the primary school. Continue along for about 1/2 a mile and turn onto Bramblewood Close where the property will be seen on the left in the private cul de sac.

## ACCOMMODATION COMPRISES

### PORCH

A covered entrance porch with outside lighting leads to the front door.

### DINING HALL/ SITTING ROOM 16'0" x 10'7" (4.90m x 3.25m)



Having a window to the front, wood effect vinyl flooring, stairs off to the first floor with spindled bannister, two radiators and doors off to the study, lounge and the kitchen.

### ADDITIONAL PHOTO



### STUDY 8'10" x 8'10" (2.71m x 2.70m)



With a window to the front, wood effect vinyl flooring, radiator and a telephone point.

### LOUNGE 13'7" x 12'4" (4.15m x 3.76m)



A bright family room having a brick inglenook fireplace with an inset log burning stove on a brick hearth with an oak beam over, wood effect vinyl flooring, French doors opening on to the rear garden, radiator, tv point.

### ADDITIONAL PHOTO



**KITCHEN/ BREAKFAST ROOM 12'10" x 12'7"**  
**(3.92m x 3.84m)**



Fitted with a comprehensive range of cream coloured shaker style base and wall units with contrasting solid block work surfaces over, electric oven with a gas hob, chimney style extractor fan over, part tiled walls to the sink area and cooker splashback, wood effect vinyl flooring, stainless steel double bowl sink with a mixer tap over, space for a fridge/ freezer, radiator, door to the utility, window to the rear and French doors leading into the conservatory.

**ADDITIONAL PHOTO**



**UTILITY 6'3" x 5'11" (1.92m x 1.82m)**



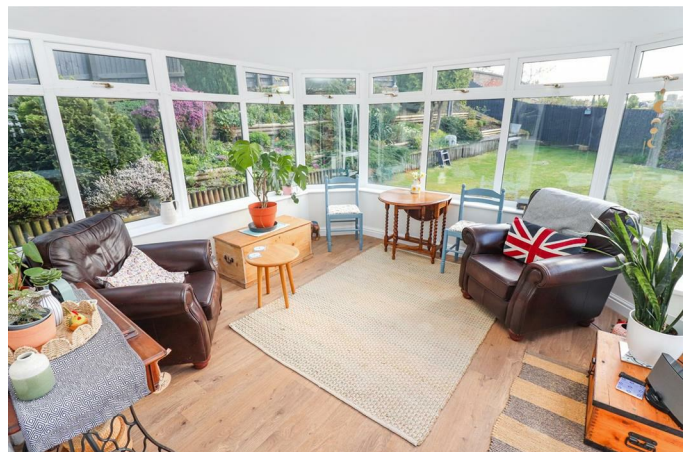
Having fitted base units, larder unit and wall cabinets with work surfaces over, stainless steel sink with a mixer tap, wood effect flooring, plumbing for a washing machine, wall mounted Worcester gas boiler, part tiled walls, radiator, part glazed door to the side and a door leading to the cloakroom.

**CLOAKROOM**



With wood effect flooring, wash hand basin on a modern vanity unit with a mixer tap over, low level w.c., radiator and an extractor fan.

**VICTORIAN CONSERVATORY 12'9" x 12'6"**  
**(3.89m x 3.83m)**



The lovely conservatory really connects the house

with the garden and has dwarf wall construction with a Upvc frame and a solid insulated roof allowing all year round use. There is vinyl flooring and French doors opening on to the side leading to the garden.

### LANDING



Having doors off to the bedrooms and bathroom and loft access with a pull down ladder. (loft is part boarded)

### BEDROOM ONE 13'8" x 9'9" (4.17m x 2.99m)



A good sized double bedroom with a window to the front, built in wardrobes with rail and hanging space, radiator, door to the ensuite and access to the dressing room.

### EN SUITE SHOWER ROOM



Having a double shower cubicle, low level w.c., pedestal wash hand basin with a mixer tap over, radiator, fully tiled walls, shaver point and a window to the side.

### DRESSING ROOM/ BEDROOM FOUR 9'9" x 8'2" (2.99m x 2.50m)



Formerly the fourth bedroom but now used as the dressing room. With a window to the rear with a superb view and a radiator. This room could be converted back to the fourth bedroom with the addition of a door.

### BEDROOM TWO 12'8" x 11'6" (3.88m x 3.53m)



A further good sized double bedroom with a window to the front and a radiator.

### **BEDROOM THREE 12'4" x 8'8" (3.78m x 2.65m)**



The third double bedroom has a window to the rear with superb views, radiator and a telephone point.

### **FAMILY BATHROOM**



Fitted with a three piece suite comprising a panelled bath with a mixer tap over, low level w.c. and a wash hand basin on vanity units, fully tiled walls, shaver point, window to the rear, vinyl flooring and a door to a storage cupboard.

### **DETACHED DOUBLE GARAGE 17'10" x 17'2" (5.44m x 5.24m)**

Having an up and over electric garage door, power and light, window to the side and part glazed personal door.

### **FRONT AND SIDE GARDENS**

The front garden is gravelled with planted flower beds. A pathway leads around the side of the property and up to the front door. There is a double width driveway providing plenty of parking leading to the double garage. To the side there is a shed, wood store, outside tap and gate to the rear garden.

### **REAR GARDENS**



The good sized rear garden is another great feature of this property having a paved patio area off the conservatory and lounge, large lawned gardens beyond and attractive terraced well stocked shrubbed gardens to the side. The garden is fully enclosed by fence panelling and enjoys views over open countryside.

### **ADDITIONAL PHOTO**



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### VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY I.E.A ON OSWESTRY 679631

### OUR SERVICE

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising -

Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk) - NO SALE - NO FEE VERY COMPETITIVE FEES FOR SELLING.

### TO MAKE AN OFFER

TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### SERVICES

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

### HOURS OF BUSINESS

Monday - Friday - 9.00 - 5.30  
Saturday - 9.00 - 4.00

### MONEY LAUNDERING REGULATIONS

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### 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.

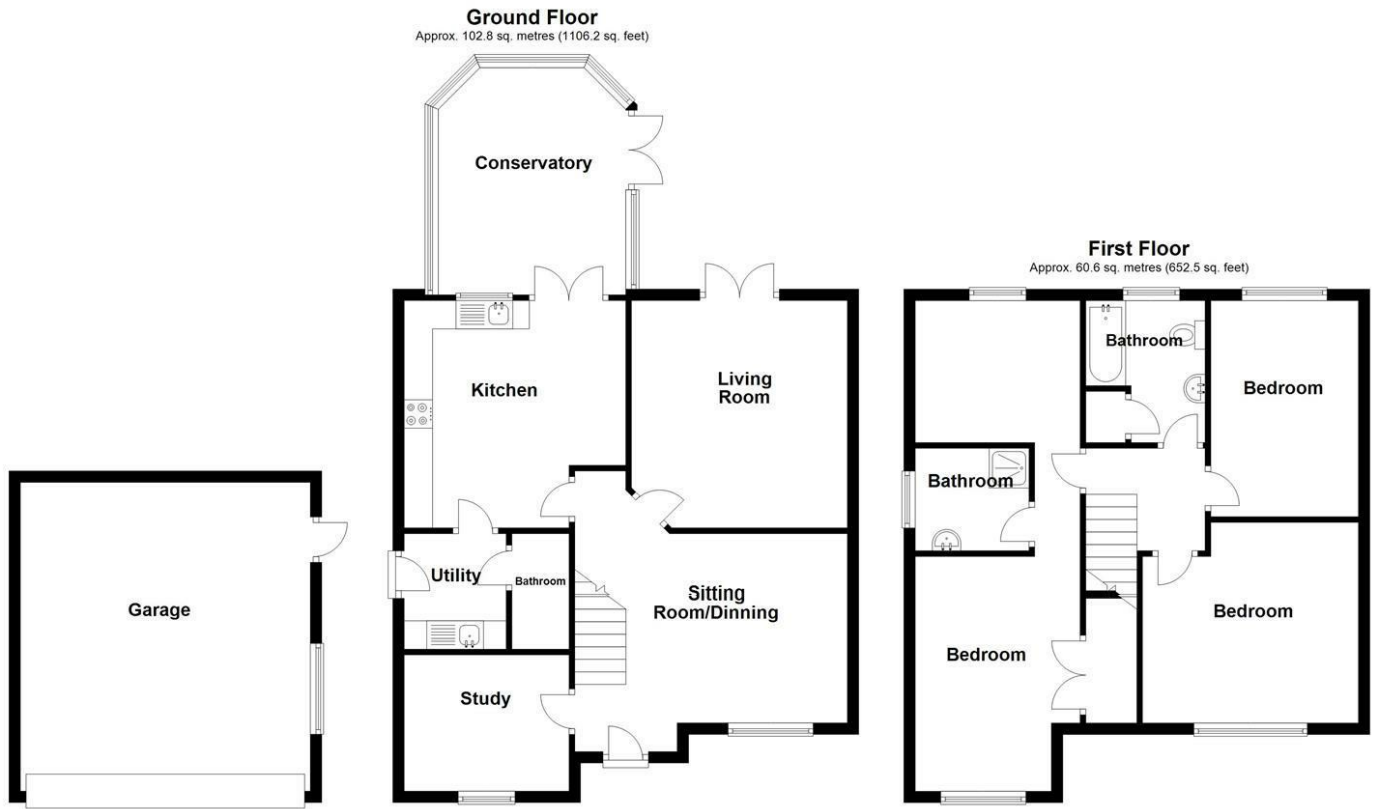
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

### TENURE/COUNCIL TAX

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

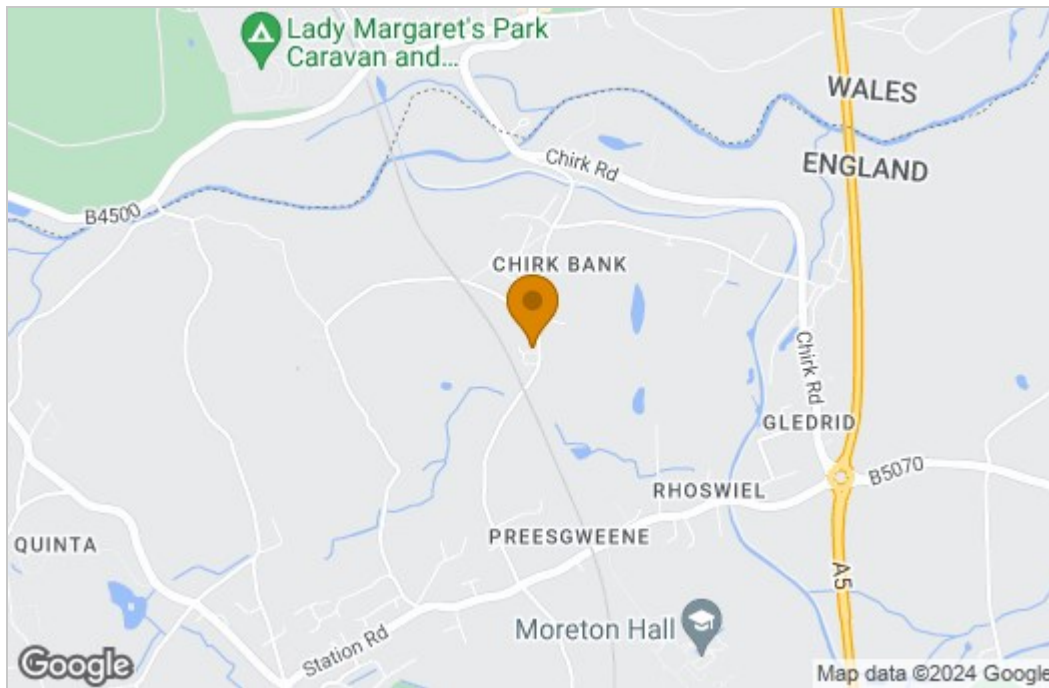
The Council tax is payable to Shropshire County Council and we believe the property to be in Band E.

# Floor Plan



Total area: approx. 163.4 sq. metres (1758.7 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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