

Town & Country

Estate & Letting Agents

Sherwell Avenue, Wrexham

£275,000



Located in a sought-after, family-friendly area of Wrexham, this well-presented detached three-bedroom home features gas central heating and UPVC double glazing. The layout includes an entrance hall, spacious living/dining room with conservatory, and a kitchen with light oak units. Upstairs offers three bedrooms, a bathroom, and separate WC. Externally, there is generous off-road parking, a single garage, and gated side access to a private, enclosed rear garden with lawn, mature borders, patio areas, an ornamental pond, and a timber shed.

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DESCRIPTION

Situated within the sought-after and family-friendly suburb of Wrexham, this beautifully maintained detached three-bedroom property benefits from gas central heating and UPVC double glazing. In brief, the accommodation comprises an entrance hall, a spacious living/dining room with conservatory off, and a kitchen fitted with light oak wall, base, and drawer units. The first-floor landing provides access to three bedrooms, a bathroom, and a separate WC. To the front of the property is ample brick-block off-road parking positioned in front of a single garage. Timber-gated side access leads to a beautifully presented rear garden, laid to lawn with well-stocked shrubbed borders, a gravel and paved seating area, an ornamental pond, and a timber shed. The garden is fully enclosed by a series of timber fence panels.



LOCATION

Located in a highly sought-after residential area on the outskirts of Wrexham and offering the perfect blend of suburban tranquillity and convenience. This family-friendly neighbourhood boasts excellent local amenities including reputable schools, parks, shops, and supermarkets, all within easy reach. With excellent transport links via the A483 and nearby Wrexham General and Central train stations, the area provides quick access to Chester, Shrewsbury, and beyond, making it ideal for commuters. Peaceful yet well-connected, it's a fantastic location for growing families and professionals alike.

ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, which opens onto timber laminate flooring. There is an opaque window to the side elevation, a timber panel door opening to the living/dining room, and an internal door providing access to the garage.



LIVING/DINING ROOM

23'2 x 12'9 (max)

This spacious reception area features a window to the front elevation, two radiators, and double doors leading to the stairwell. A patio door opens to the conservatory, with a glazed door providing access to the kitchen. An electric fire with a marble Adams-style surround adds a focal point.



DINING AREA



CONSERVATORY

12'0 x 10'3

Constructed on a low brick wall with a UPVC double-glazed frame, the conservatory includes integrated French doors that open to the rear garden, timber laminate flooring, and a radiator.



KITCHEN

11'9 x 7'7

Fitted with a range of light oak-style wall, base, and drawer units complemented by display cabinets, ornamental handles, and granite work surfaces. A single stainless steel sink unit with mixer tap is installed beneath a rear-facing

window. Integrated appliances include a stainless steel five-ring hob with extractor hood and a stainless steel double oven. There is also space and plumbing for a washing machine and dishwasher. The flooring is ceramic tiled, with fully tiled walls, and an opaque UPVC double-glazed door opens to the rear garden.

STAIRWELL

Double panel doors from the living/dining room lead to the stairwell, which features stairs rising to the first-floor accommodation, a radiator, and a door to the cloakroom WC.



CLOAKROOM W/C

Fitted with a dual-flush low-level WC and wash hand basin, the cloakroom includes PVC panelled walls, an extractor fan, and recessed downlights.

FIRST FLOOR LANDING

With an opaque window to the side elevation, a loft hatch with retractable ladder, and doors opening to all three bedrooms, the bathroom, and the separate WC.



BEDROOM ONE

11'10 x 13'0

Fitted with a range of attractive wood grain-effect bedroom furniture, including wardrobes with three sliding doors (one mirrored), a separate double wardrobe, luggage cupboard, and over-bed canopy storage. A front-facing window sits above a radiator.



BEDROOM TWO

11'2 x 13'0

Rear-facing window above a radiator, with fitted wardrobes, a luggage cupboard, and a chest of drawers.



BEDROOM THREE

8'5 x 7'10

A front-facing window above a radiator, and a fitted desk with shelving above



BATHROOM

8'0 x 5'1

Installed with a panelled bath and electric shower over, pedestal wash hand basin, fully tiled walls, radiator, recessed downlights, an opaque window to the side elevation, and a built-in shelved linen cupboard.



SEPARATE W/C

5'2 x 2'8

Fully tiled walls with an opaque side window and a low-level WC.



EXTERNALLY

To the front of the property is brick-block off-road parking, a planted bed, outside lighting, a canopy above the front door, and timber side access leading to the rear garden. A beautifully presented garden with paved pathways, a lawn, well-stocked shrub borders, a golden gravel area to the rear, paved patio, ornamental pond, sleeper-raised planters, and a timber shed. The garden is enclosed by timber fencing and includes outdoor lighting, power, and a water supply.



GARAGE

17'0 x 8'2

Accessible from the front via an up-and-over door or internally from the entrance hall, the garage is equipped with power and light, hot and cold running water, and houses a wall-mounted Worcester gas combination boiler.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band E - £2,680.00

Viewings (Wrexham)

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

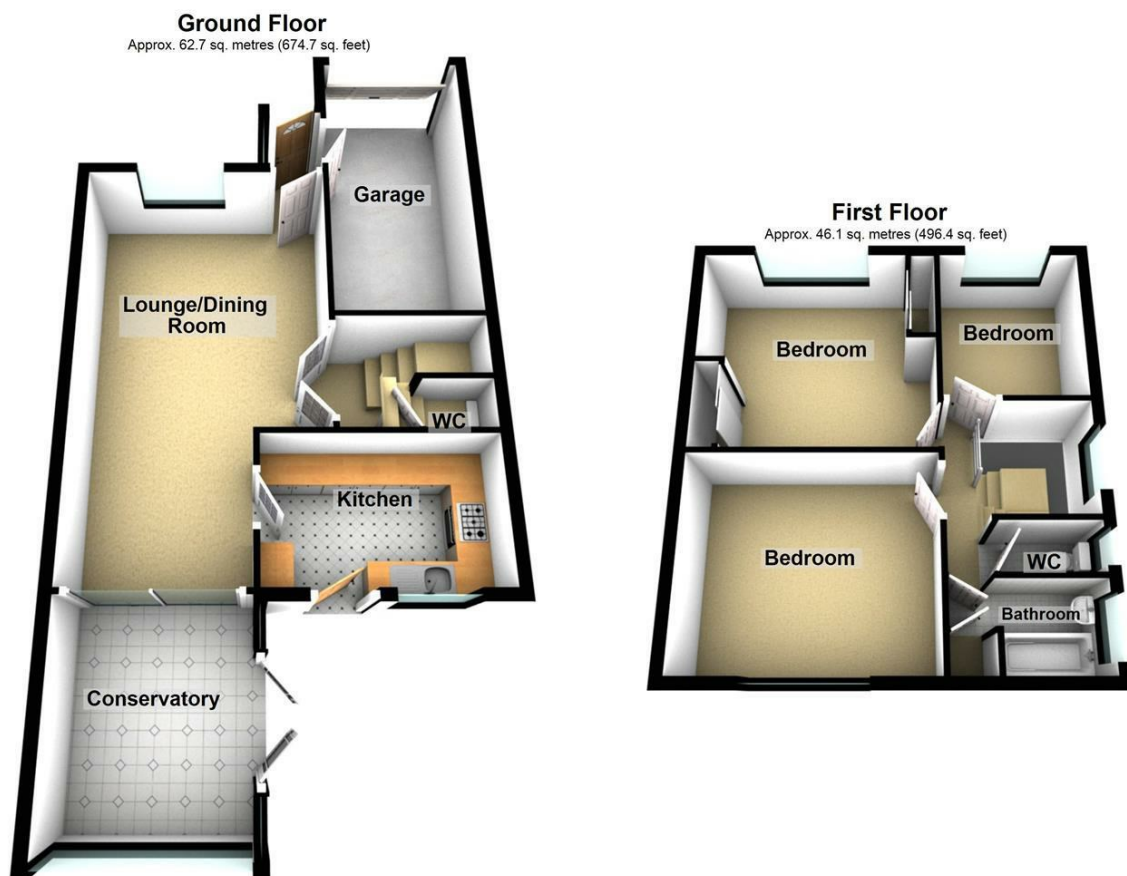
To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

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.



Total area: approx. 108.8 sq. metres (1171.1 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
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC