

Town & Country

Estate & Letting Agents

Birkdale Road, Wrexham

£390,000



Set within a sought-after residential area of Wrexham, this attractive detached home offers spacious and well-planned accommodation ideal for family living. The ground floor includes an inviting entrance hall, cloakroom WC, a bright dual-aspect L-shaped living room with access to the rear garden, and a well-equipped kitchen with breakfast bar opening into a separate dining room.

Upstairs, there are three well-proportioned bedrooms, two with fitted wardrobes, and a modern four-piece bathroom. Externally, the property benefits from ample off-road parking, a double garage with electric doors, and a beautifully maintained, enclosed rear garden.

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SUMMARY

A well-presented three-bedroom detached home offering generous living accommodation, a double garage, and beautifully maintained gardens. Situated in a desirable residential area, this property is ideal for families seeking both space and convenience.



LOCATION

The property is situated within a popular and well-established residential area of Wrexham, offering convenient access to a range of local amenities including shops, schools, and leisure facilities. The area is well-connected, with good transport links to Wrexham town centre and surrounding areas, as well as access to major road networks for commuting. The location makes it particularly appealing for families and professionals alike, combining a quiet residential setting with everyday convenience.



ENTRANCE HALL

(17'2" x 5'4")

Entered via an opaque UPVC double glazed door, with engineered oak flooring, staircase to the first floor, and useful under-stairs storage cupboard.



CLOAKROOM/WC

(5'4" x 2'6")

Fitted with a low-level WC and wall-mounted wash basin, complemented by tiled flooring and partially tiled walls.



LIVING ROOM

(16'6" x 20'10" max)

A spacious and versatile L-shaped reception room with dual aspect, including a front-facing window and rear patio doors opening onto the garden. Features a decorative gas fire with marble surround.



DINING ROOM

(16'7" x 6'8")

A bright room with front-facing window, laminate flooring, and cupboard housing a Worcester combination boiler.

FIRST FLOOR LANDING

With side window, loft access, and doors to all rooms.



BATHROOM

(9'8" x 7'0")

Appointed with a four-piece suite including corner bath, separate shower, WC, and pedestal basin, with tiled finishes and heated towel rail.



KITCHEN

(20'9" x 10'5")

Fitted with a range of light wood grain units with work surfaces and breakfast bar. Includes integrated fridge freezer, sink unit, space for appliances, and tiled flooring. Access to the side and double doors leading into the dining room.



BEDROOM ONE

(13'5" x 9'4")

Rear-facing with fitted wardrobes.



BEDROOM TWO

11 x 8'3

Front-facing with fitted sliding wardrobes.



BEDROOM THREE

(8'7" x 8'2")

Front-facing, currently used as a study.



REAR GARDEN

A well-maintained and enclosed garden featuring a paved patio area, lawn, gravel seating space, and a variety of established plants and shrubs.



DOUBLE GARAGE

(18'4" x 18'4")

Viewings (Wrexham)

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

Services (Wrexham)

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

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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly

stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

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The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

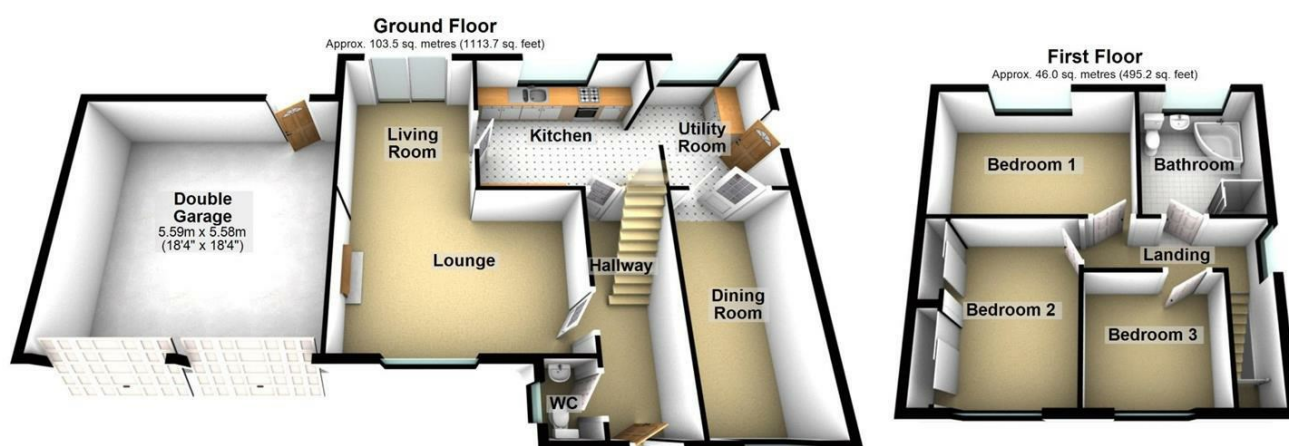
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC