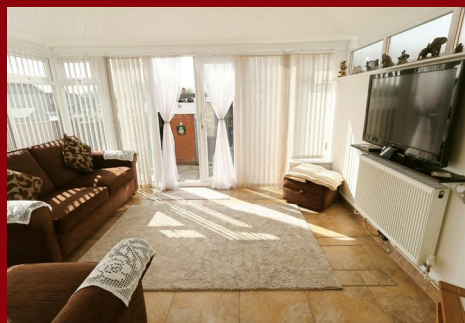


# Town & Country

Estate & Letting Agents

Highmore Court, Wrexham

£180,000



5 Highmore Court is a well-presented and extended three-bedroom semi-detached home, ideally situated within a quiet cul-de-sac close to Wrexham city centre, local amenities, schools, and transport links.

The property offers a modern fitted kitchen with integrated appliances, a spacious living room, and a bright orangery with French doors opening onto the rear garden. To the upper floors are three well-proportioned bedrooms, including a converted loft bedroom with fitted storage, alongside a stylish contemporary shower room.

Externally, the property benefits from a lawned front garden and a low-maintenance rear garden with a sunny aspect, outdoor bar area, and attached storage shed.

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## DESCRIPTION

Situated within a quiet cul-de-sac, this extended and improved three-bedroom semi-detached property offers convenient access to Wrexham city centre, nearby countryside, and a host of day-to-day amenities.

The property benefits from UPVC double glazing and gas central heating, and comprises an entrance porch, hallway, modern fitted kitchen with integrated appliances, and a spacious living room opening into a bright orangery.

The first floor provides access to two double bedrooms and a contemporary shower room, with stairs leading to a further double bedroom created via a loft conversion.

Externally, the property offers a lawned front garden with side access, and a low-maintenance rear garden with an outdoor bar and storage shed.



## LOCATION

Highmore Court is a quiet residential cul-de-sac located in Wrexham, offering a peaceful setting while remaining conveniently close to the city centre. The area provides easy access to a range of local amenities, schools, and transport links, along with nearby countryside ideal for walking and outdoor activities.

## EXTERNAL FRONT

To the front of the property is a lawn

and shrub garden, with timber gated side access leading to the rear garden. There is also an external water supply.

## PORCH

The property is entered via a UPVC double-glazed front door with a covered storm porch, leading to an internal glazed door opening into the entrance hall.

## ENTRANCE HALL

(12'3" x 5'5")

Featuring a radiator, staircase rising to the first floor with spindle balustrade, and a useful storage cupboard beneath. Doors lead to the kitchen and living room.



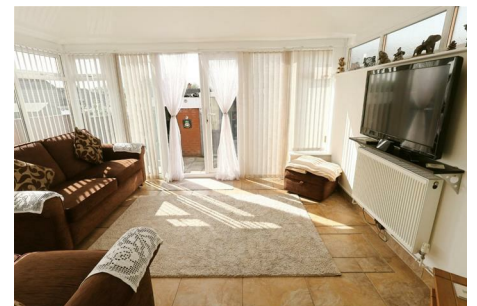
## LIVING ROOM

(13'10" x 10'6")

With a radiator, a window looking into the orangery, and patio doors opening directly into the orangery.

by work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is a cupboard housing the gas combination boiler. Integrated appliances include a stainless steel oven, combination microwave/grill, and dishwasher. There is space for a tall fridge freezer, along with plumbing for a washing machine.

The ceiling is finished with UPVC panelling and inset downlights, and a window faces the front elevation.



## KITCHEN

(12'3" x 7'7")

A beautifully appointed kitchen fitted with a range of modern gloss white wall, base, and drawer units, complemented

## ORANGERY

(11'2" x 13'2")

A bright and versatile space with a ceramic tiled floor and radiator. Constructed with a low brick base and UPVC double-glazed frame, featuring French doors opening out to the rear garden.

## FIRST FLOOR LANDING

With doors leading to two bedrooms and the shower room, and stairs rising to the second-floor bedroom.



## BEDROOM ONE

(11'3" × 13'3")

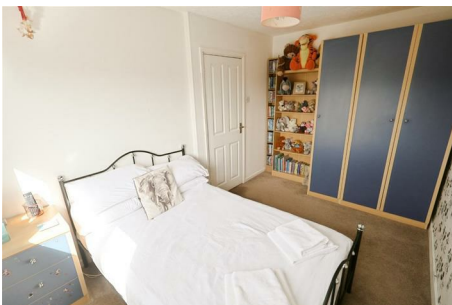
A loft conversion (vendor advises building regulations approval) creating a spacious principal bedroom with fitted wardrobes, eaves storage, and a radiator. Two skylights to the rear with integrated blinds provide elevated views over neighbouring properties and open fields beyond.



## BEDROOM TWO

(12'9" × 7'7")

With a radiator and window overlooking the rear elevation.



## BEDROOM THREE

(9'0" × 8'2")

Featuring a radiator, two windows to the

front elevation, and an alcove with laminate flooring housing floor-to-ceiling fitted woodgrain-effect wardrobes.



## SHOWER ROOM

(6'5" × 5'5")

A stylish, modern three-piece suite comprising an oversized shower enclosure with dual-head thermostatic shower and inset shelf, low-level WC, and vanity unit with wash hand basin and mixer tap.

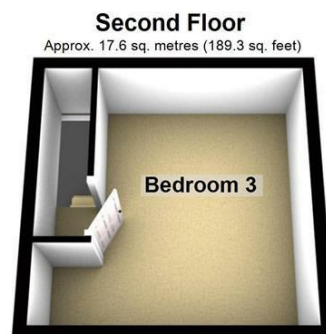
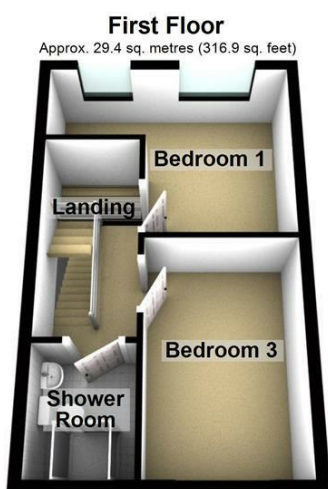
The floor features wood-effect ceramic tiling, with fully tiled walls, an anthracite heated towel rail, and an opaque window to the rear. UPVC panel ceiling with recessed downlights.



## EXTERNALLY

With gated side access, the rear garden enjoys a sunny aspect and is designed for low maintenance, being predominantly paved. There is an outside bar (9'5" × 8'7") constructed with a timber frame and UPVC panel ceiling with inset downlights, along with an attached shed (8'7" × 6'4").





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  |  | 73                      | 78        |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |