



Asking Price £695,000

4 Bedrooms

2 Bathrooms

‘Greenbank’, 7 Willow Street, Overton,
Wrexham LL13 0EA

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General Remarks

Occupying an enviable location on the edge of the popular village of Overton. Immaculately presented spacious 4 bedroom detached house standing in private gardens. The property offers well appointed living accommodation with a modern layout. Externally the gardens themselves retain their privacy while to the front of the property there is ample off road parking provision. The property is fully double glazed and includes a generously sized detached double garage. Early inspection is essential to fully appreciate this truly rare addition to the sales market.

Location: 'Greenbank' is located on the edge popular village of Overton-on-Dee in the picturesque Dee Valley. The village offers an excellent range of facilities and amenities including a Primary school, Medical Centre, Post Office and a host of shops. Its proximity to the A5/483 bypass make the towns of Oswestry and Ellesmere as well as the Cities of Wrexham and Chester easily accessible, and the motorway network beyond.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

Glazed Entrance Door with glazed side panels:

Enclosed Entrance Porch: 5' 9" x 4' 2" (1.75m x 1.27m)
Built-in storage cupboard with shelves above.

Spacious Entrance Hall: 11' 11" x 11' 9" (3.63m x 3.58m)
Wooden flooring, storage cupboard and radiator.

Cloakroom: 4' 2" x 4' 2" (1.28m x 1.27m) Tiled floor and partly tiled walls. Round countertop wash basin, low level flush wc, radiator.

Lounge: 23' 10" x 12' 11" (7.26m x 3.94m) Wood flooring. Dual aspect windows with bay to the front. Coal effect inset gas fire on slate effect hearth, marble style surround and mantle. Matching wall lights. Feature media wall. Two radiators.

Sun Room/Dining Room: 15' 6" x 9' 9" (4.73m x 2.97m)
Continuation of wooden flooring, spot lights, radiator.
Double doors opening onto the garden.

Study: 10' 0" x 8' 10" (3.06m x 2.7m) Wooden flooring.
Bay window, Built-in book shelving with cupboards below to one wall, radiator.

Open Plan 'L' Shaped Kitchen/Breakfast/Dining Area:

Kitchen: 19' 9" x 10' 0" (6.02m x 3.06m) Tiled floor. Fitted kitchen with contrasting floor and wall units with worktop over. 1.5 bowl stainless steel sink with mixer tap over. Integrated Neff double oven, integrated hob, refrigerator/freezer and microwave, freestanding Bosch dishwasher. Partly tiled walls. Dual aspect windows.

Breakfast/Dining Area: 12' 0" x 11' 9" (3.66m x 3.58m)
Tiled floor and radiator.

Rear Entrance Porch: Tiled floor. Doors to front and rear elevations.

Utility Room: 8' 3" x 4' 11" (2.52m x 1.51m) Tiled floor.
Stainless steel sink unit and mixer tap with double cupboards below, worktop surface, wall cupboard, spaces

and plumbing for washing machine and tumble drier.
Cloak rack. 'Worcester' gas boiler.

Spindle staircase to first floor and landing area:
Wood flooring. Access to roof space. Airing cupboard housing unvented hot water cylinder.

Bedroom One: 15' 1" x 12' 11" (4.59m x 3.94m)
Wood flooring. Dual aspect windows and radiator.

Dressing Area : 8' 4" x 6' 1" (2.55m x 1.85m) Range of built-in wardrobes to one wall.

Fully Tiled En-suite Shower Room: 8' 4" x 6' 4" (2.55m x 1.92m) Spotlights to ceiling. Walk-in shower cubicle with dual head mains fed shower, wash hand basin set in marble style vanity unit, low level flush wc, radiator, heated towel rail and extractor fan.

Bedroom Two: 11' 11" x 11' 8" (3.62m x 3.55m)
Wood flooring and radiator.

Bedroom Three: 11' 8" x 9' 11" (3.55m x 3.02m)
Radiator.

Bedroom Four: 11' 9" x 9' 11" (3.59m x 3.02m) Built-in wardrobes to one wall with shelving and drawers.
Radiator.

Fully Tiled Family Bathroom: 9' 3" x 5' 7" (2.81m x 1.70m) Spotlights to ceiling. Panel bath with mains fed dual head shower above and shower screen. Wash hand basin set in marble style vanity unit. Low level flush wc, extractor fan, radiator and heated towel rail.

Outside: The property is approached through double wooden entrance gates onto a tarmac drive providing ample parking and turning space. Borders housing a variety of mature trees, shrubs and plants. The enclosed garden provides good size lawned area to the side with a large patio area at the rear ideal entertaining space. Garden shed and greenhouse. Outside lighting and wall tap.





Double Garage: 18' 11" x 16' 7" (5.77m x 5.05m) 'Up and over doors'. Light and power laid on.

Tenure: We understand the property is freehold with vacant possession upon completion.

Services: We understand that all main services are connected.

Local Authority: Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

Council Tax Band 'G' EPC Rating 59|D:

Directions: From Ellesmere proceed out of the town on the A528 road signposted Overton. Continue for approximately 5 miles into the village of Overton-on-Dee. At the junction turn left and continue into the village centre taking the first left into Willow Street, follow the road to the right where 'Greenbank' will be identified on the right hand side.

What3Words: //cheering.funky.verse:

Viewings and Further Information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.





7, Willow Street, Overton, LL13 0EA

