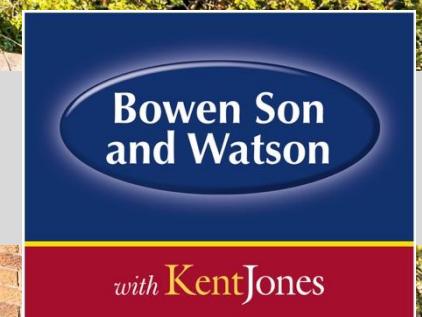




**The Hedgerows, Ellesmere Lane, Penley
Wrexham, LL13 0LP**



The Hedgerows, Ellesmere Lane Penley, Wrexham, LL13 0LP

A detached four bedroom residence within the sought after village of Penley.

The property offers spacious living accommodation and the present owners have also upgraded and modernised the property to include a newly fitted kitchen, utility cabinets, new oil central heating boiler and radiators, all new carpets and flooring throughout.

The property also has the benefits from UPVC double glazing, off-road parking and integral garage.

Open countryside to the rear.

Viewing Highly Recommended

General

A detached four bedroom house within the sought after village of Penley. The property offers spacious living accommodation comprising of entrance hall, two reception rooms, downstairs bathroom, breakfast kitchen, utility, master bedroom (en-suite shower room), three further bedrooms and family bathroom. The property benefits from UPVC double glazing, off-road parking, and integral garage. The present owners have upgraded and modernised the house to include a newly fitted kitchen, utility cabinets, new oil central heating boiler and radiators, all new carpets and flooring throughout.

Location

The Hedgerows is situated within the popular border village of Penley. The village itself has a host of local amenities including a shop and renowned Primary/Secondary Schools. The village is set within the picturesque Maelor countryside yet also benefits from excellent road links to the larger towns of Ellesmere, Wrexham & Whitchurch as well as the City of Chester. Nearby train stations can be found at Ruabon and Whitchurch.

Covered Entrance Porch

Tile floor, bell service and light.

Partly Glazed Entrance Door with glazed side panel into

Entrance Hall

wood effect flooring, radiator, telephone point.

Sitting Room

23' 4" x 13' 10" (7.11m x 4.22m)
Dual aspect windows with bay to front, exposed brickwork with fireplace with inset Calor gas coal effect fire. Double patio doors opening onto the rear garden. This room can be accessed by two separate doors from the entrance hall.

Dining/Family Room

11' 10" x 7' 5" (3.60m x 2.26m)
Matching wall lights, radiator.

Bathroom

Matching suite comprising: panel bath with shower attachment and tiled surrounding walls, low flush wc, pedestal hand basin with tiled splash back, radiator.



Kitchen/Dining Room

18' 7" x 10' 8" (5.66m x 3.25m)

Recently fitted kitchen comprising range of fitted wall cabinets with matching base units with worktop surface above, 1.5 sink unit and drainer with mixer tap, Space and plumbing for a dishwasher , integrated refrigerator, integrated four-ring induction hob with tiled splash back and fitted extractor hood, Zanussi double oven below, partly tiled walls, radiator., vinyl tile effect flooring.

Rear Entrance Hall

Radiator and partly glazed door to outside and door into utility room

Utility Room

9' 11" x 6' 9" (3.03m x 2.07m)

1.5 bowl stainless steel sink unit and drainer with mixer tap. Newly fitted wall cabinets and matching base units with worktop surface above, partly tiled walls. planned space and plumbing below for appliances.

Lobby Area

With a sauna and a further door into the garage



Integral Garage

15' 10" x 9' 11" (4.83m x 3.02m)

Concreted floor, 'up and over' door. Power and light laid on.

Spindle staircase leading to first floor and landing area

access to roof space, via a loft ladder. Airing cupboard, radiator.

Master Bedroom

14' 0" x 11' 9" (4.26m x 3.57m)

Wood effect laminate flooring, Sliding door fitted wardrobes to one wall, radiator.

Ensuite Shower Room

Corner shower cubicle, vanity wash hand basin with tiled splash back, low flush wc, radiator, tile effect vinyl flooring.

Bedroom 2

10' 8" x 10' 6" (3.26m x 3.19m)

Radiator , recessed shelved and railed storage area.



Bedroom 3

10' 7" x 9' 0" (3.22m x 2.75m)

Radiator

Bedroom 4

10' 9" x 10' 5" (3.27m x 3.17m max.)

Radiator.

Family Bathroom

Matching suite comprising: panelled bath with shower attachment and tiled surrounding walls, pedestal hand basin. Low flush wc, radiator.

Outside

The property is approached over a gravel drive providing ample parking. The gardens are enclosed by mature hedges and fencing to provide privacy. There is access all around the house with the front garden comprising a lawned area adjacent to the drive with gravelled border to one side which leads along the side the house to a wooden wicket gate through to the rear gardens. The rear gardens are mainly laid to lawn with two paved patio areas providing space for outdoor and entertaining. Outside lighting, garden shed and outside tap.



Directions

From Ellesmere proceed along the Grange Road (A528) after approximately one mile turn right sign posted Penley. After approximately 4 miles you will enter the Village of Penley. Continue for a short distance along Ellesmere Lane and The Hedgerows will be identified on the left handside by the agents for sale board.

Local Authority

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

Viewing and Further Information

For further information or to arrange a viewing please contact the sole selling agents Ellesmere Office (01691) 622534

EPC Rating 'E' (47) Council Tax Band 'G'



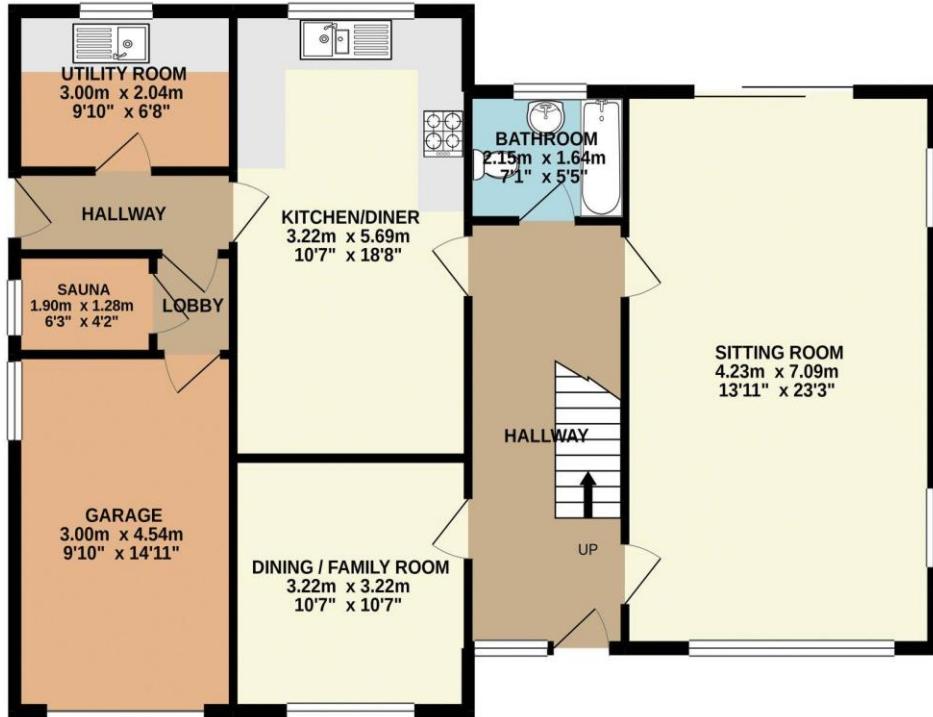
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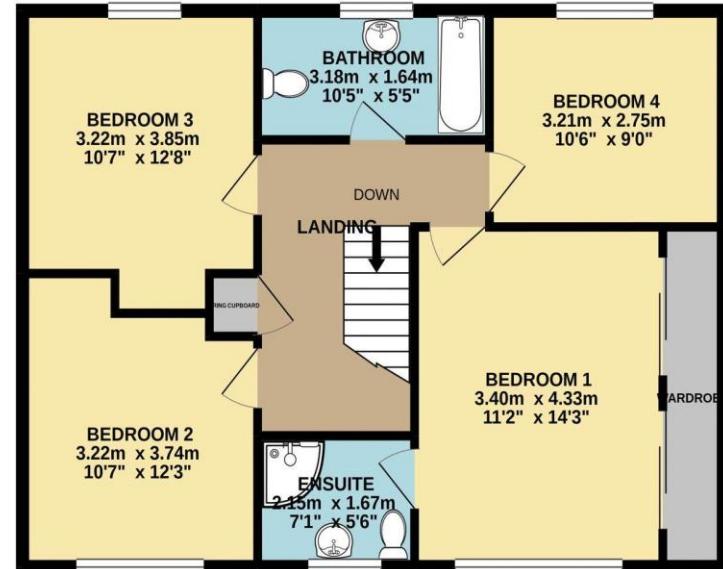
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GROUND FLOOR
100.7 sq.m. (1083 sq.ft.) approx.



1ST FLOOR
68.1 sq.m. (733 sq.ft.) approx.



TOTAL FLOOR AREA : 168.7 sq.m. (1816 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Bowen Son and Watson with Kent Jones -
Ellesmere Office
Tel: 01691 622534

Old Town Hall The Square Ellesmere Shropshire SY12 0EP
ellesmere@bowensonandwatson.co.uk
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