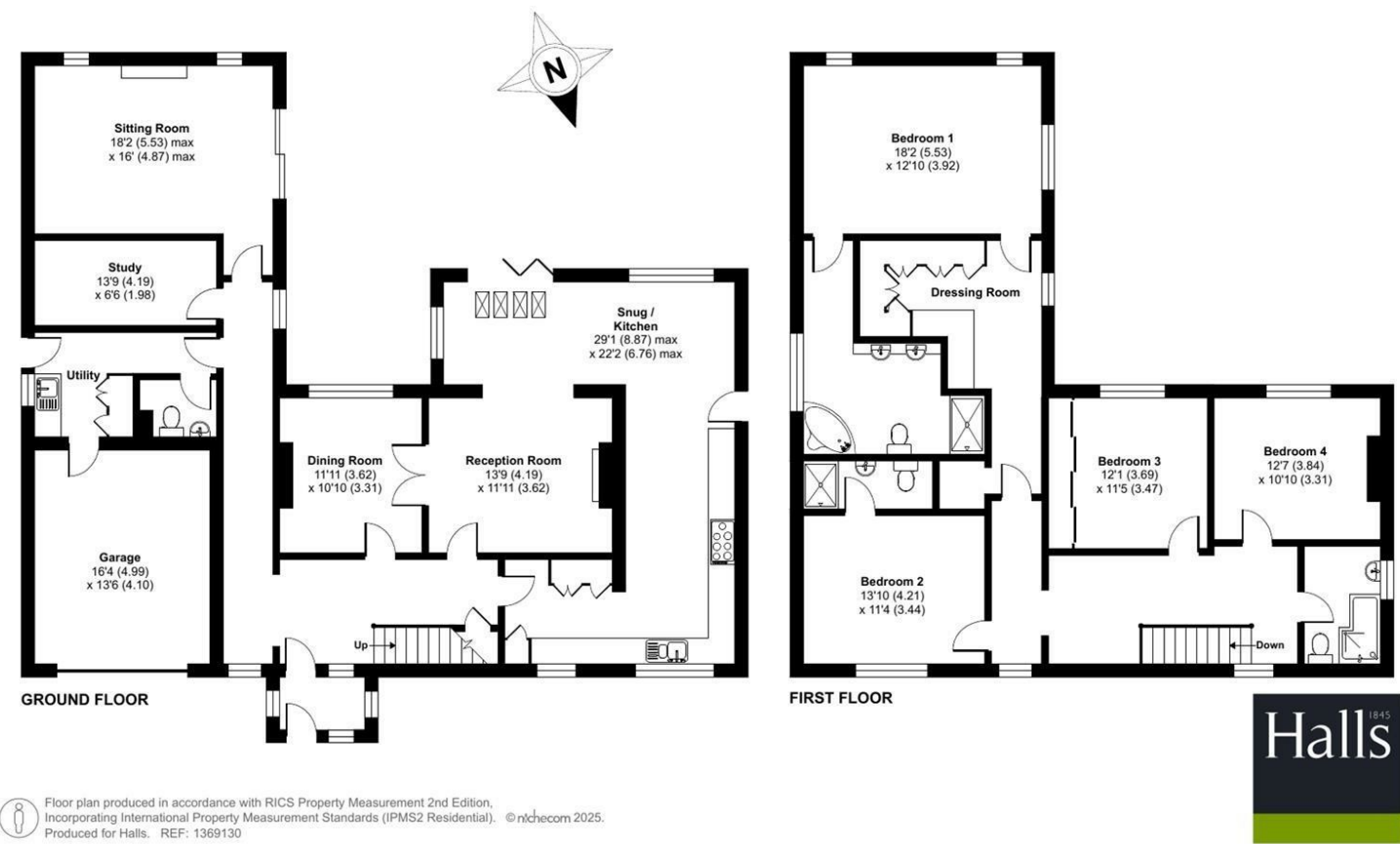


FOR SALE

Old Police House New Road, Coedpoeth, Wrexham, LL11 3EG



Approximate Area = 3127 sq ft / 290.5 sq m (includes garage)
For identification only - Not to scale



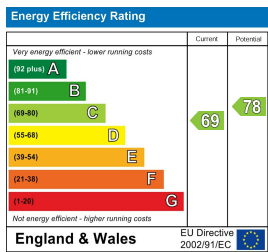
FOR SALE

Asking Price £435,000

Old Police House New Road, Coedpoeth, Wrexham, LL11 3EG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A much improved and substantially extended four-bedroom detached family home offering around 3,000 sq ft of well presented and flexibly arranged living accommodation alongside generous gardens which extend to circa 1/4 acre, conveniently situated in a popular location on the perimeter of Coedpoeth.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 622602

Wrexham (3 miles), Chester (14 miles), Shrewsbury (31 miles), Liverpool (35 miles)

All distances approximate



4 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Substantial Family Home
- Around 3,000 sq ft
- Four Bedroom/ Four Reception Rooms
- Gardens ext to approx. 1/4 acre
- Driveway and Garage
- Village Location Convenient for Wrexham

DESCRIPTION

Halls are delighted to offer Old Police House in Coedpoeth for sale by private treaty.

Old Police House is a former police station which has been lovingly renovated, improved, and substantially extended by the current vendors to now provide almost 3,000 sq ft of well appointed and flexibly arranged living accommodation arranged across two particularly generous floors, with four first floor Bedroom complemented by four ground floor Reception Rooms and a wonderfully open-plan Kitchen/Snug.

The property is positioned with notable gardens which extend, in all, to around 0.24ac and serve as a delightful accompaniment to the home, with, to the front, ample driveway parking for a number of vehicles leading on to an integral garage, and, to the rear, expanses of well maintained lawn bordered by a range of well-stocked floral beds and complemented by a number of attractive seating areas.

SITUATION

Old Police House occupies a pleasant position on the perimeter of the popular village of Coedpoeth, which offers a range of day-to-day amenities, including Schools, Convenience Stores, Medical Facilities, and Public Houses, whilst retaining a particularly convenient proximity to the nearby city of Wrexham, which lies around 3 miles to the east and provides a comprehensive array of facilities, including Train Station, Hospital, and a plethora of cultural attractions. The neighbouring county centres of Chester and Shrewsbury sit to the north and south respectively, with the larger city of Liverpool reaching by car in under an hour.

SCHOOLING

The property is conveniently placed for access to a number of well-regarded state and private schools, including, Ysgol Bryn Tabor (rated excellent), Penygelli primary, Minera Aided primary school, St Joseph's Catholic and Anglican Secondary School, St Christopher's School (rated excellent).

THE PROPERTY

The property is principally accessed from the north into an impressive Entrance Hall which culminates, to the south, into an inviting Living Room with patio doors onto the garden and ample space for seating arranged around a central "living flame" effect fire, with room situated next to a useful ground floor Office/Bedroom Five offering an ideal space for those working from home.

Turning right from the Entrance Hall, one enters a delightfully open-plan Kitchen/Snug which provides a superbly sociable space for entertaining or family moments alike, with a range of fitted units situated alongside space for seating, the latter positioned before bi-fold doors which exit onto the gardens and provide a seamless transition between the indoor and outdoor space. The Snug area segues through to a further Reception Room, presently utilised as a Lounge but with scope for a variety of onward usages.

The ground floor accommodation is completed by a separate Dining Room accessed via double-doors from the Lounge or directly from the Entrance Hall, and a useful Utility Room with inset Cloakroom.

Stairs rise to a first floor landing where doors provide access into three well proportioned Bedrooms, with two served by a well appointed family Bathroom and the third enjoying an adjoining En-Suite Shower Room, alongside a most impressive Master Suite comprising a comfortably sized Bedroom complemented by a Dressing Area and a further En-Suite Bathroom containing both a bath and shower cubicle.

OUTSIDE

The property is approached onto a generous driveway with ample space for a number of vehicles, this flanked to one side by a tiered front garden comprising areas of lawn, paving, and an array of mature plants.

The gardens of Old Police House are an especially notable feature and extend, in all, to around 0.24 acres, with the rear boasting a desirable southerly aspect and presently providing further areas of shaped lawn, a number of attractive seating areas, and an array of well-stocked floral and herbaceous beds.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Entrance Hall:
Living Room: 5.53m x 4.87m
Study: 4.19m x 1.98m
Utility Room:
Reception Room: 4.19m x 3.62m
Dining Room: 3.62m x 3.31m
Kitchen/Snug: 8.87m x 6.76m (max)

- First Floor -
Master Bedroom: 5.53m x 3.92m
Dressing Area/En-Suite:
Bedroom Two: 4.21m x 3.44m
En-Suite:
Bedroom Three: 3.69m x 3.47m
Bedroom Four: 3.64m x 3.31m
Family Bathroom:

DIRECTIONS

Leave Wrexham to the west via Ruthin Road/A525, continuing for around 2.7 miles until, shortly after entering Coedpoeth, a right hand turn leads on Heol Offa and, shortly after, a left hand turn left on to New Road, where the property will be situated on the left and identified by a Halls "For Sale" board.

W3W

///embedded.downcast.fish

SERVICES

The property is understood to benefit from mains water, electrics, gas, and drainage.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is shown as being within council tax band F on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.