



**FOR SALE**

Offers in the region of £229,995

## 5 Brookfield Close, Penley, Wrexham, LL13 0SJ

A recently constructed and thoughtfully designed three-bedroom semi-detached family home benefitting from open-plan ground floor living accommodation, attractive gardens, and single garage, enviably situated on the perimeter of a popular development within the village of Penley.



Ellesmere (4.5 miles), Wrexham (10 miles), Oswestry (14 miles), Shrewsbury (21 miles)

(All distances approximate)



- Modern Family Home
- Select Development
- Open-Plan Ground Floor
- Driveway and Garage
- Well Maintained Gardens
- Village Location

## DESCRIPTION

Halls are delighted with instructions to offer 5 Brookfield Close in Penley for sale by private treaty and with the benefit of no onward chain.

5 Brookfield Close is a semi-detached three-bedroom family home which was constructed around 8 years ago and forms part of a popular and well regarded development. Extending to around 800 sq ft, the property provides deceptively spacious living accommodation, with the ground floor benefitting from an open-plan arrangement which provides a particularly sociable ambience.

The property is complemented by a compact front garden with, to the rear, enclosed gardens which comprise gated access onto a tarmac driveway culminating at a detached single garage, alongside an expanse of lawn and a covered paved patio area.

## SITUATION

5 Brookfield Close situated on the edge of the well known village of Penley, which is well known for its primary and secondary schools. The nearby well known North Shropshire Lakeland town of Ellesmere is only 4.5 miles away which has an excellent range of local shopping, recreational and further educational facilities with the towns of Wrexham (10 miles), Shrewsbury (21 miles) and Chester (25.5 miles) all within easy motoring distance.

## SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

## THE PROPERTY

The property is principally accessed via a covered external Porch which opens directly into a wonderfully open plan ground floor comprising living area, dining area, and kitchen, all interacting seamlessly to provide a particularly sociable space ideal for families, with a large bay-window overlooking the front elevation and double-opening patio doors to the rear which exit directly onto the garden.

The kitchen comprises a modern selection of fitted units with a range of integrated appliances, this positioned before the planned dining area and divided by a breakfast bar. Usefully situated beneath the stairs is a cloakroom which has been re-designed for use as a micro utility room.

Stairs rise from the ground floor to a first floor landing with two recessed storage cupboards, from where doors allow access into three well proportioned Bedrooms, two of which benefit from integrated wardrobes and all served by a family Bathroom comprising a modern white suite.

## OUTSIDE

The property is approached from the rear via electrically operated gates which open onto a tarmac driveway culminating at a detached single Garage (approx. 5m x 2.5m), with metal front access door and with power and light laid on. The rear gardens are fully enclosed and feature an expanse of lawn complemented by a covered paved patio area, ideal for outdoor dining and entertaining, even during inclement weather.

To the fore are compact front gardens featuring a lawn intersected by a paved walkway. A further parking space lies beyond the rear gate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



#### THE ACCOMMODATION COMPRISES

Living/Dining Area & Kitchen: 7.77m x 4.56m

Bedroom One: 3.54m x 2.52m

Bedroom Two: 2.88m x 2.54m

Bedroom Three: 2.33m x 1.99m

Family Bathroom:

#### W3W

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#### DIRECTIONS

Leave Ellesmere to the north via Grange Road, continuing for around a mile until a right hand turn (signposted Penley) leads on to Ellesmere Lane. Proceed on Ellesmere lane for a further 2.9 miles until entering the village of Penley, where, almost immediately after a right hand turn into Brookfield Close, the property will be positioned on the right and identified by a Halls "For Sale" board; parking is situated to the rear.

#### SERVICES

We are advised that the property benefits from mains water, electric, and drainage. Heating is provided via an oil-fired boiler and are complemented by photovoltaic panels.

#### TENURE & POSSESSION

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

#### LOCAL AUTHORITY

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

#### COUNCIL TAX

The property is in band 'C' on the Wrexham County Borough 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.

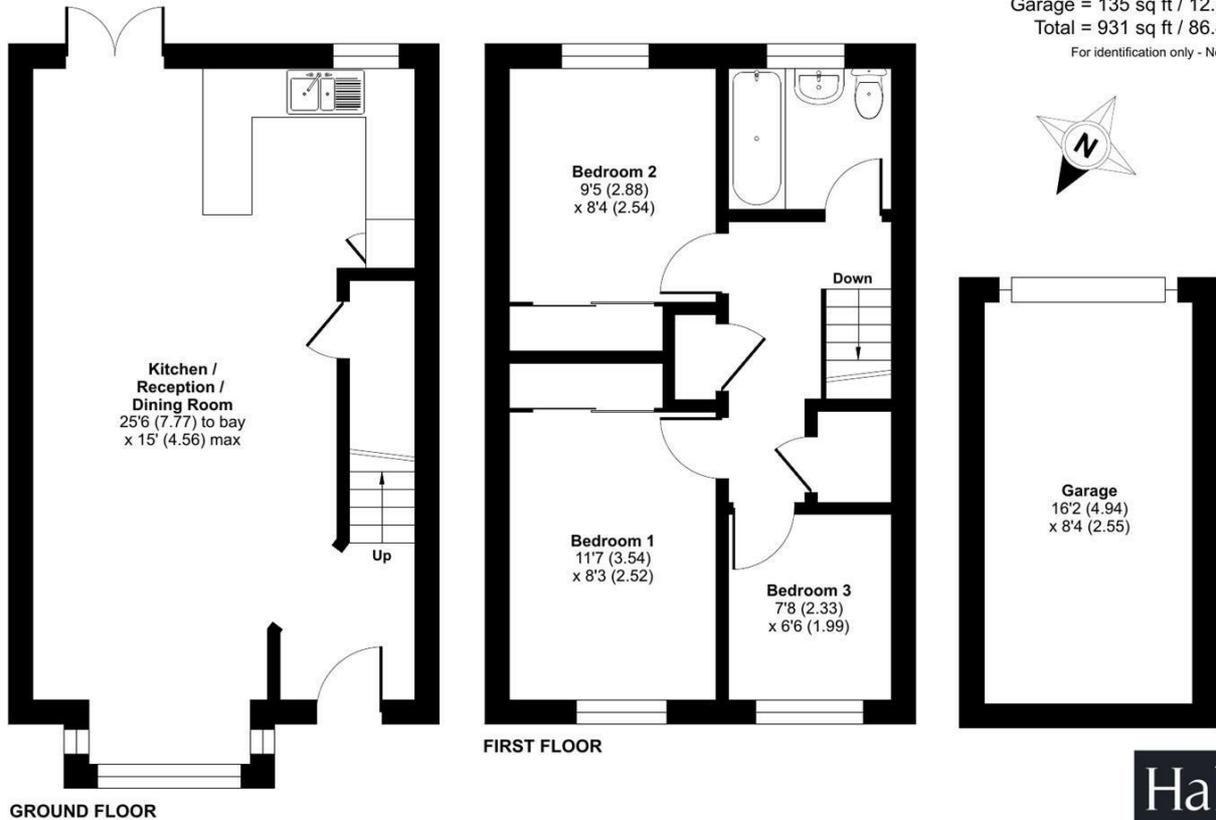
#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

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Approximate Area = 796 sq ft / 73.9 sq m  
Garage = 135 sq ft / 12.5 sq m  
Total = 931 sq ft / 86.4 sq m  
For identification only - Not to scale

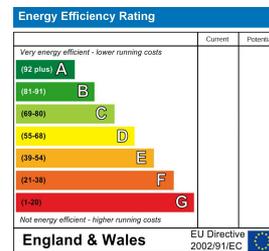


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Halls. REF: 1421186

**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 Ratings



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**Ellesmere Sales**  
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