



FOR SALE

Offers in the region of £195,000

12 Green Farm Court, Penley, Wrexham, LL13 0QJ

An impeccably presented and recently constructed two-bedroom terraced home boasting stylishly presented living accommodation, much improved gardens, and two allocated parking spaces, enviably positioned within a select development of homes on the perimeter of the popular village of Penley.



Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)



- Recently Constructed
- Immaculately Presented
- Select Development of Homes
- Parking for 2 Vehicles
- Much Improved Gardens
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer 12 Green Farm Court in Penley for sale by private treaty.

12 Green Farm Court is a thoughtfully designed two-bedroom mid-terrace home which has been meticulously maintained and improved by the current vendor and which now provides over 700 sq ft of carefully arranged and stylishly presented living accommodation situated across two floors.

The property is complemented by two parking spaces to the fore with, to the rear, private gardens which have been landscaped to provide an easily maintained space which comprises a paved patio area alongside gravelled beds.

SITUATION

Green Farm Court is a select modern development positioned on the perimeter of the popular village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst containing a number of well-regarded schools, including the Maelor School and the Madras Aided School, whilst also being well situated for access to the towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

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 an Entrance Porch, which provides an ideal space for storing boots and coats following walks in the surrounding countryside, from where a door opens into a Kitchen/Dining Room featuring an attractive selection of tastefully presented fitted units comprising a number of integrated white goods whilst allowing for ample space for a breakfast or dining table.

A doorway leads past a ground floor Cloakroom through to a well proportioned Living Room, which benefits from double-opening patio doors which exit directly onto the much improved rear gardens, with the room offering a versatile space for seating and living.

Stairs rise from the Living Room to a first floor landing, where doors provide access into two well proportioned Bedrooms, each capable of accommodating a double bed and enjoying elevated views over the open countryside which surrounds this popular village. Completing the living accommodation is a family Shower Room which comprises an attractive white suite featuring a walk-in shower cubicle, low-flush WC, and hand basin.

OUTSIDE

The property is approached over a compact front garden situated before two allocated parking spaces, which features a gravelled bed and paved walkway.

The rear gardens have been much improved by the current vendor to now provide an attractive and yet easily maintained area which features a paved patio area, ideal for outdoor dining and entertaining, which leads on to a gravelled bed intersected by a paved walkway which culminates at a full-height timber gate set within brick-walling.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Porch:

Kitchen/Dining Room: 3.99m x 3.84m

Cloakroom:

Living Room: 5.12m x 3.84m

- First Floor -

Bedroom One: 3.84m x 3.21m

Family Bathroom:

Bedroom Two: 3.84m x 2.21m

W3W

///mildest.venturing.tricks

DIRECTIONS

From Ellesmere proceed along Grange Road in the direction of Overton-on-Dee for approximately 1 mile and turn right signposted 'Penley'. Proceed along this road for around 2.8 miles and, shortly after entering the village, a left hand turn leads into Green Farm Court, where the property is located and identified by a Halls "For Sale" board.

SERVICES

The property is understood to benefit from mains water, electric, and drainage. Gas is provided by a communal LPG tank.

TENURE

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 C on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

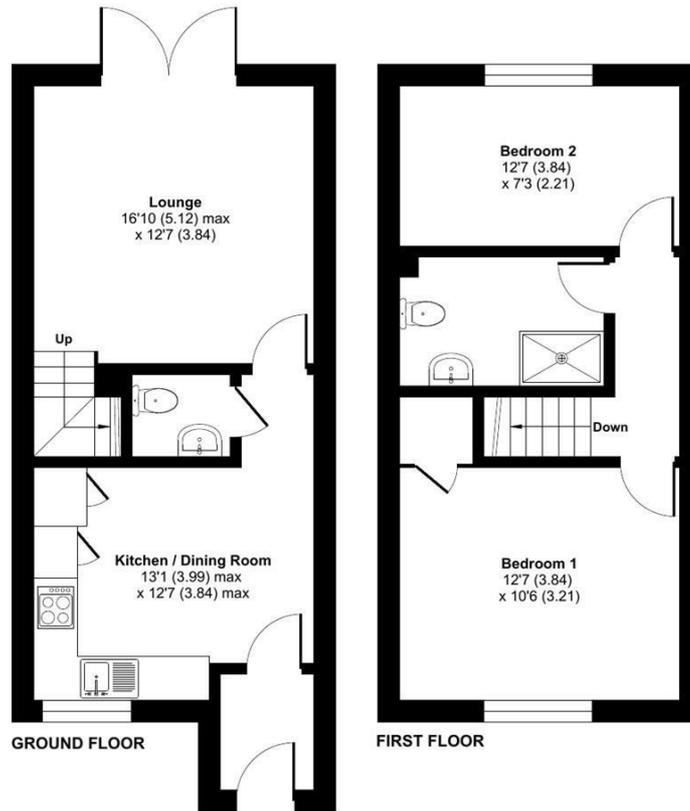
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

VIEWINGS

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

Approximate Area = 718 sq ft / 66.7 sq m
For identification only - Not to scale



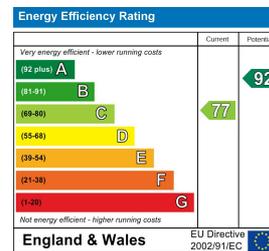
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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



01691 622602

Ellesmere Sales

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