



2 Erbistock Mews , Erbistock, LL13 0DF

WE ARE ACTING IN THE SALE OF 2 ERBISTOCK MEWS AND HAVE RECEIVED AN OFFER OF £195,000
ANY INTERESTED PARTIES MUST SUBMIT AN OFFER IN WRITING TO THE SELLING AGENT BEFORE EXCHANGE OF COMPLETION TAKES PLACE. ENERGY RATING F

A 3 bedroom mid mews barn conversion set within a small development of just 3 in a semi rural location on the outskirts of the picturesque village of Erbistock and having the benefit of good road links to Wrexham, Chester and Shropshire. The accommodation briefly comprises a Upvc double glazed entrance door opening to the hall with central staircase and cloaks/w.c off. The lounge features an exposed brick fireplace and French doors opening to the courtyard style rear garden. A dining area leads into the fitted kitchen with integrated appliances. The 1st floor landing gives access to the 3 bedrooms and a bathroom. Externally, a shared gravelled drive provides parking for at least 2 cars. The rear courtyard garden enjoys a good degree of privacy. NO CHAIN. Energy Rating - F (24)

Offers In Excess Of £190,000

2 Erbistock Mews

, Erbistock, LL13 0DF



- Mid mews barn conversion
- Hallway
- Dining area
- Bathroom
- On small development
- Cloakroom
- Fitted kitchen with appliances
- Within picturesque village
- Lounge
- Three bedrooms

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

CLOAKROOM

LOUNGE

16'3" x 10'6" (4.95 x 3.20)

DINING AREA

11'2" x 7'4" (3.40 x 2.24)

KITCHEN

11'2" x 8'4" (3.40 x 2.54)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

14'6" x 9'6" (4.42 x 2.90)

BEDROOM TWO

14'0" Into Recess x 7'9" (4.27 Into Recess x 2.36)

BEDROOM THREE

11'2" x 6'5" (3.40 x 1.96)

BATHROOM

8'1" x 6'6" (2.46 x 1.98)

OUTSIDE

PLEASE NOTE

COUNCIL TAX BAND - E

[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

