



48 Elm Grove

Acton, LL12 7NR

Chain Free £128,000











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Entrance Hall

UPVC double glazed door with frosted side panel leading to the entrance hall. Two built in storage cupboards. Wooden laminate flooring. Panelled radiator. Two ceiling light points. Doors off to lounge, bedrooms, bathroom and kitchen.

Lounge

14'1" x 11'11" (4.30 x 3.62)

UPVC double glazed window to the front elevation with venetian blinds. Modern wall mounted electric fire with stone hearth. Panelled radiator. TV aerial point. Carpeted flooring. Ceiling light point.

Bedroom One

11'11" x 10'11" (3.63 x 3.32)

UPVC double glazed window to the front elevation with blinds. Carpet flooring. Ceiling light point. Panel radiator.

Bedroom Two

10'9" x 8'2" (3.27 x 2.48)

UPVC double glazed window to the rear elevation. Carpet flooring. Ceiling light point. Panel radiator.

Kitchen

10'11" x 11'11" (Widest) (3.34 x 3.62 (Widest))

Newly fitted by the owner this modern kitchen houses a range of high gloss wall, drawer and base units with black granite glitter work surface over. Under cabinet lighting. Round stainless steel sink unit with mixer tap over. Integrated electric fan oven with gas hob and extractor over. Integrated wine fridge. Fitted breakfast bar. Space for fridge freezer. Panel radiator. Space and plumbing for washing machine. Ceiling spot lights. Tiled flooring. Brick style splash back tiling. Cupboard housing combination boiler. Floor to ceiling cupboard with shelving.

Bathroom

6'0" x 5'6" (1.84 x 1.67)

Three piece suite comprising low level WC, wash hand basin with storage under and panelled bath with electric shower over. Tiled splash back and flooring. Heated towel rail. Ceiling light point. UPVC double glazed window to the rear elevation with blinds.

Outside

To the front there is a lawned grass area. To the side is a shared access path leading to a side gate into the garden area, which is for sole use of the owner. To the rear is the garden area with is mainly laid with slate chippings, decorative stone, artificial grass and pathways. There are two storage sheds which are allocated to the flat. To the boundary there are painted fence panels. The garden offers a good degree of privacy and sunshine throughout the day.

Directions

At the traffic lights turn left into Chester Road and at the roundabout continue ahead and take the right hand turning into Box Lane. First right into Herbert Jennings Avenue and third right into Elm Grove where the property will be seen on the right hand side as identified by the Agent's For Sale board.

Additional Information

The leasehold charges are paid until 31 December 2022.

£10 Annual Ground Rent.

£103.58 Structural Insurance.

£13.04 annual service charge.

Totalling £126.62.

There is no allocated parking but there is the option to rent a council garage.

Council Tax Band:

Tel: 01978 353000

B Annual Price: £1,354

Viewings

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Offers

TO MAKE AN OFFER - MAKE AN APPOINTMENT

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgages

Mortgage Advice - Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the

most competitive rates around. For more information call 01978 353000.

Loans

Loans - YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services

Services - The agents have not tested the appliances listed in the particulars.

Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

Hours of Business

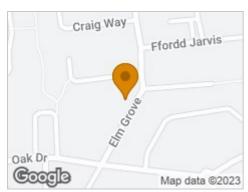
Hours Of Business - Monday - Friday 9.15am - 5.30pm Saturday 9.15am - 4.00pm



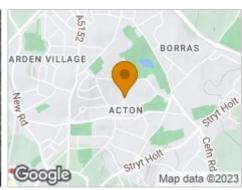




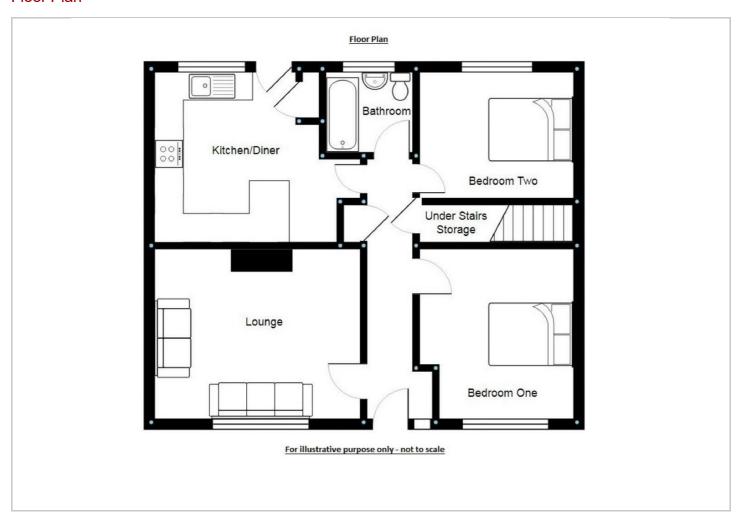
Road Map Hybrid Map Terrain Map







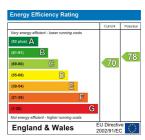
Floor Plan



Viewing

Please contact our Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.