



41 Court Road

Wrexham, LL13 7RH

Offers In The Region Of £175,000



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Entrance Hallway

The property is approached via a UPVC double-glazed entrance door leading into the welcoming entrance hall. The hallway features wood-effect laminate flooring, a double-panelled radiator, ceiling light point, and stairs rising to the first-floor accommodation. Doors lead through to the lounge and dining room.

Lounge

A bright and spacious reception room featuring a UPVC double-glazed bay window to the front elevation, wood-effect laminate flooring, and a double-panelled radiator. A coal-effect gas fire set on a marble hearth creates an attractive focal point, complemented by a ceiling light point and television point.

Dining Room

The dining room benefits from a UPVC double glazed window to the rear elevation, wood effect laminate flooring, a double panelled radiator, ceiling light point, and a useful understairs storage cupboard. An opening leads through to the kitchen, creating a sociable and open flow to the ground floor.

Kitchen/ Breakfast Room

The kitchen is fitted with a range of modern wall, drawer, and base units with complementary worktops incorporating a one-and-a-half stainless steel sink unit.

Integrated appliances include a Beko oven with four-ring electric hob and extractor fan above. Additional features include space and plumbing for a washing machine, a wall-mounted Worcester boiler, and smart heating controls.

The kitchen also benefits from UPVC double-glazed windows to the side and rear elevations, a double-panelled radiator, and space for informal dining. A UPVC double-glazed door provides access to the rear garden.

First Floor Accommodation

The first floor landing provides access to three bedrooms and the family bathroom. It also benefits from a storage cupboard with shelving, access to the loft, and a ceiling light point.

Bedroom One

A well-proportioned double bedroom featuring a UPVC double-glazed window to the front elevation, carpeted flooring, a panelled radiator, and a ceiling light point.

Bedroom Two

Bedroom Two features a UPVC double-glazed window to the rear elevation, carpeted flooring, and a panelled radiator.

Bedroom Three

Bedroom Three includes a UPVC double-glazed window to the front elevation, carpeted flooring, a panelled radiator, and a ceiling light point.

Family Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with electric Triton shower over, wash hand basin, and low-level WC. Additional features include vinyl flooring, partially tiled walls, a heated towel rail, and a UPVC double-glazed frosted window to the rear elevation.

Rear Garden

The rear garden is designed for low maintenance and practicality, featuring a paved seating area directly outside the kitchen ideal for outdoor dining and entertaining. Beyond this lies a lawned garden area, offering further outdoor space.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their

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accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

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.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services.

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

To Make An Offer.

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.

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.

Loans.

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

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

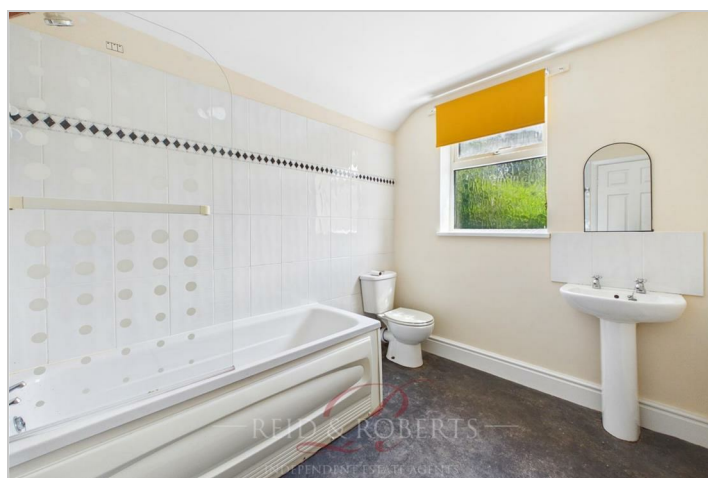
Saturday 9.15am - 4.00pm

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



Road Map



Hybrid Map



Terrain Map



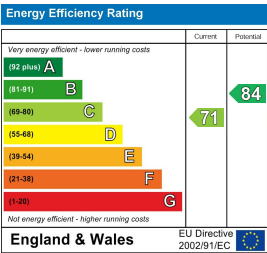
Floor Plan



Viewing

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

Energy Efficiency Graph



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