



Helping *you* move



3 Dawson Farm Mews, Worthenbury, Wrexham, LL13 0AW

This beautifully presented three bedroom semi-detached house backs onto open countryside and is set in a lovely village location with the added benefit of a driveway, single garage and attractive rear garden. VIEWING RECOMMENDED.

Offers In Region Of
£235,000

Overview

- Beautifully Presented Semi-Detached House
- Three Bedrooms
- Lovely Village Location
- Backs onto fields
- Garage and Driveway
- Open Plan Kitchen/Diner
- Lounge with open fire
- Master En Suite Shower Room
- Family Bathroom, Shower Room
- Attractive Rear Garden



“Are you looking for a beautifully presented home in a peaceful village location? Would you like to enjoy rural countryside views? Do you need a garage and plenty of parking space? If so, then this lovely three bedroom semi-detached house could tick all your boxes! The property has the benefit of underfloor heating to the ground floor and the current owners have made it into a stunning home. The accommodation comprises Entrance Hall, Cloakroom with WC, superb open plan Kitchen/Diner with integrated appliances and Lounge with open fire and doors opening onto the rear garden. The first floor boasts Two Bedrooms including the generous Master Bedroom with En Suite Shower Room and there is also a Family Bathroom with modern suite. There is a further double bedroom to the second floor along with another Shower Room. Outside, a driveway and single garage provide ample parking space and there is an attractive rear garden mainly laid to lawn with a paved patio area, ideal for relaxing and enjoying the lovely views. This fabulous property has so much to offer and really has to be viewed to be fully appreciated.”

LOCATION

The property is located in the village of Worthenbury which is situated near to the English and Welsh border and is a beautiful village with historic church, surrounded by beautiful countryside. It is approximately 5 miles from Malpas which is a large, busy village in South West Cheshire, enjoying the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. The larger towns of Wrexham, Whitchurch and Chester are within 8 to 15 miles approximately. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

MANAGEMENT CHARGES

We are advised by the vendors that there is a maintenance charge currently £240 per annum which includes the shared private drainage and any other shared areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

SERVICES

We are advised that mains electricity and water are available. Shared private drainage. Oil central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272



PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

HOW TO FIND THIS PROPERTY

From Whitchurch take the A41 towards Chester, upon reaching the Horse & Jockey inn take the left hand turn before and travel into Malpas. In the centre of Malpas take the left hand turn at the Cross into Church Street and follow this road for approximately 5 miles into Worthenbury village, bear right onto Church Street then take the next right into Dawson Farm Mews where the property can be found straight ahead.

ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

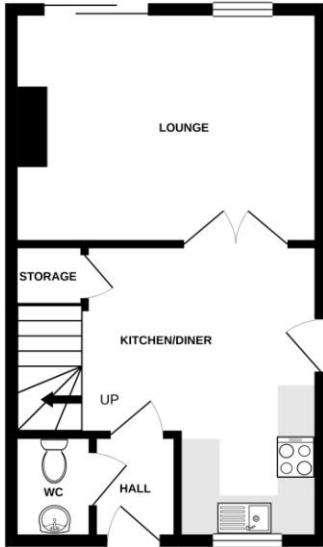
AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

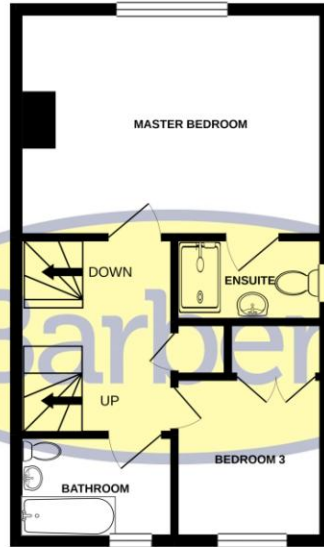
METHOD OF SALE

For Sale by Private Treaty.
WH28596 09042021

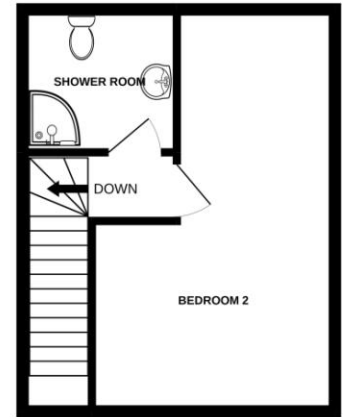
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KITCHEN/DINER

17' 1" x 12' 0" (5.21m x 3.66m) max

LOUNGE

14' 9" x 11' 2" (4.5m x 3.4m)

BEDROOM ONE

15' 0" x 11' 4" (4.57m x 3.45m)

EN SUITE

7' 4" x 3' 8" (2.24m x 1.12m)

BEDROOM THREE

10' 3" x 7' 9" (3.12m x 2.36m)

FAMILY BATHROOM

6' 8" x 6' 6" (2.03m x 1.98m)

BEDROOM TWO

19' 2" x 11' 5" (5.84m x 3.48m) max

SHOWER ROOM

7' 4" x 6' 3" (2.24m x 1.91m)

GARAGE

16' 0" x 9' 0" (4.88m x 2.74m)

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

BRANCH NAME

Branch Address | Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.