



Helping *you* move



## 17 Bronington Park, Bronington, SY13 3EP

NO UPWARD CHAIN. A modern three bedroom, two bathroom semi-detached house with driveway and single garage, situated on a small development in the popular village of Bronington.

Offers Over  
**£210,000**

# 17 Bronington Park, Bronington, SY13 3EP

## Overview

- Modern Semi-Detached House
- Three Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Conservatory
- Utility Room, Cloakroom
- Master En Suite and Family Bathroom
- Low Maintenance Rear Garden
- Driveway and Garage
- Popular Village Location
- EPC TBC, Council Tax Band D



## Location

The property is situated in a lovely location in the village of Bronington which benefits from a highly regarded primary school. Whitchurch is 4 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

## Brief Description

This modern three bedroom, two bathroom semi-detached house is situated on a small development in the popular village of Bronington which has the benefit of a well regarded primary school. Offered for sale with no upward chain, it is well presented throughout and the accommodation comprises Entrance Hall, Lounge, Kitchen/Breakfast Room, Utility Room, Cloakroom, Conservatory, Three Bedrooms, Master En Suite Shower Room and a Family Bathroom. Outside, the property is approached over a great size driveway leading to a single garage, providing ample parking space and there is a low maintenance enclosed garden to the rear with paved seating area, lawn to the side and raised flower beds with a variety of mature shrubs and plants.



#### 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.

#### LOCAL AUTHORITY

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

#### SERVICES

We are advised that mains water, drainage and electricity are available. Oil fired 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

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



#### DIRECTIONS

From Whitchurch take the A525 towards Wrexham, after approximately 2 miles, turn left onto Ellesmere Road, continue for approximately 2 miles, turn right at the signpost for Bronington (junction is on a bend). Continue on then take the next turn left into Bronington Park where the property can be found after a short distance on the left hand side.

#### ENERGY PERFORMANCE

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

#### 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.

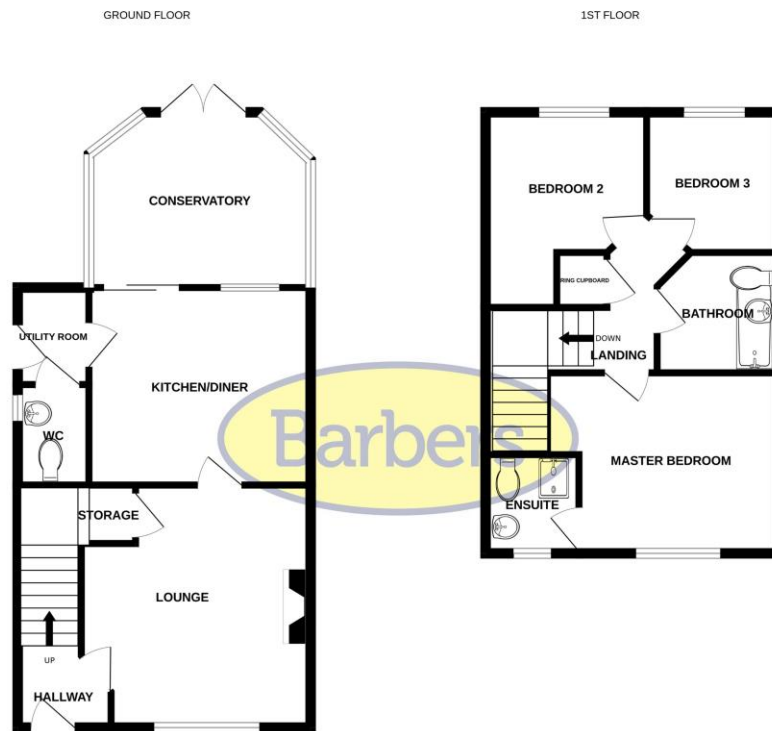
#### METHOD OF SALE

For Sale by Private Treaty.

#### 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.

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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 misstatement. This plan is for illustrative purposes only and should be used as such for 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. Made with Metreplex 02/03

**LOUNGE**

14' 2" x 12' 9" (4.32m x 3.89m)

**KITCHEN/BREAKFAST ROOM**

12' 3" x 11' 2" (3.73m x 3.4m)

**UTILITY ROOM**

5' 9" x 4' 1" (1.75m x 1.24m)

**CONSERVATORY**

12' 1" x 11' 7" (3.68m x 3.53m)

**BEDROOM ONE**

11' 1" x 9' 8" (3.38m x 2.95m) excluding wardrobes

**BEDROOM TWO**

11' 4" x 9' 7" (3.45m x 2.92m)

**BEDROOM THREE**

8' 2" x 6' 8" (2.49m x 2.03m)

**BATHROOM**

6' 2" x 6' 1" (1.88m x 1.85m)

**GARAGE**

17' 9" x 8' 6" (5.41m x 2.59m)

**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! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.