



Church View, School Lane, Bronington, SY13 3HN

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**Church View, School Lane, Bronington, SY13 3HN**

**Offers Over £330,000**



Set in a lovely position in the popular village of Bronington with fabulous countryside views to the rear, this beautifully finished two bedroom detached bungalow has been completely renovated to a very high standard to transform it into a superb home with off road parking and great size rear garden.

- Superb Detached Bungalow
- Two Double Bedrooms
- Completely Renovated to a High Standard
- Popular Village Location with Fabulous Countryside Views
- Large Open Plan Lounge/Diner
- Stylish Newly Fitted Kitchen and Modern Bathroom
- Driveway Parking, Great Size Low Maintenance Rear Garden
- EPC D, Council Tax Band D



If you are looking for a property that will allow you to simply unpack and move into, this fabulous two bedroom detached bungalow could be just the home for you! Beautifully finished with timber doors throughout, it has been completely renovated to a very high standard to include new plumbing and electrics, new windows, contemporary radiators and brand new carpets and flooring. Backing onto open fields with superb views over the surrounding countryside, it is set in a lovely position in the popular village of Bronington yet is within a short drive of the bustling market town of Whitchurch. Originally a three bedroom property, the current owners have made it into a two bedroom home, providing more spacious rooms with the accommodation comprising Covered Porch with oak beams, light and airy Entrance Hall with access to the loft which has a ladder and is fully boarded providing excellent storage space, large open plan Lounge/Diner with lots of natural light and French doors opening onto the rear garden. Double doors provide access to the stylish newly fitted Kitchen with quartz worktops. Two Double Bedrooms and a modern Bathroom with underfloor heating complete the accommodation. Outside, a gravel driveway provides plenty of parking space and there is a great size, low maintenance rear garden with attractive lawn and a paved patio area, ideal for relaxing and enjoying the beautiful views.





## 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.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

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

## 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 and the property can be found after a short distance on the right hand side.

## LOCAL AUTHORITY

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

## 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.

## ENERGY PERFORMANCE

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

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

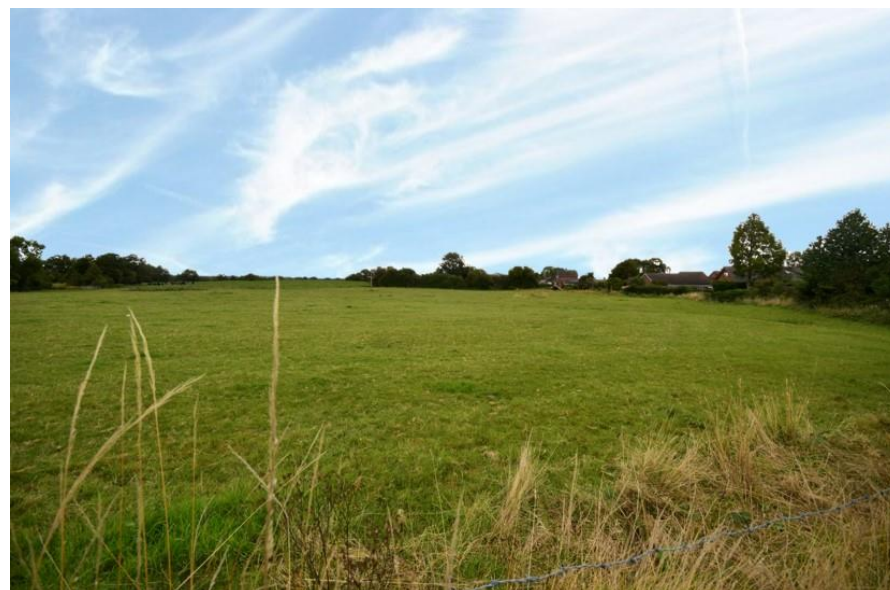
## METHOD OF SALE

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.

WH33821 110823



**LOUNGE/DINER**

21' 6" x 13' 1" (6.55m x 3.99m)

**KITCHEN**

14' 6" x 10' 0" (4.42m x 3.05m)

**BEDROOM ONE**

11' 5" x 9' 9" (3.48m x 2.97m)

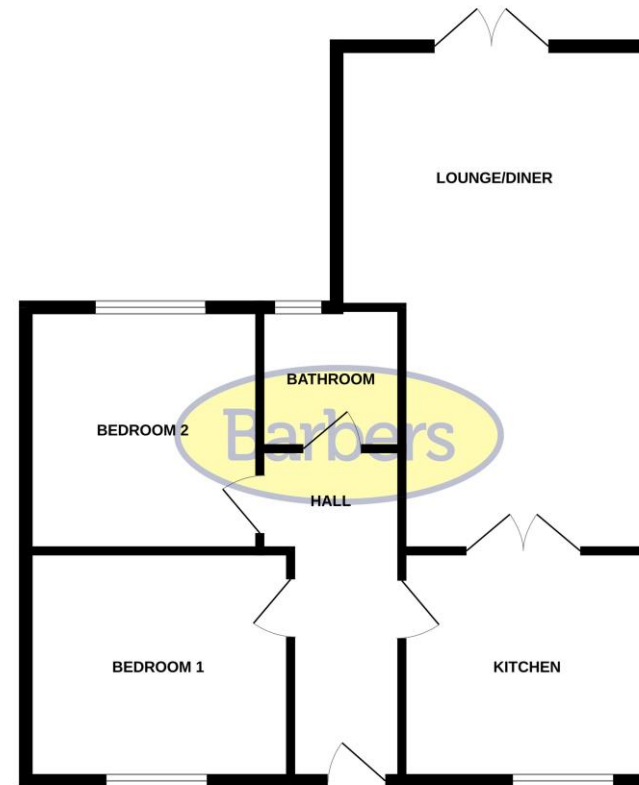
**BEDROOM TWO**

10' 2" x 9' 9" (3.1m x 2.97m)

**BATHROOM**

8' 6" x 7' 3" excl shower (2.59m x 2.21m)

GROUND 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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**WHITCHURCH**  
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