



Helping *you* move



**Iscoyd, Grange Road, Bronington, SY13 3HL**

Offers in the Region of

**£300,000**

Offered for sale with NO UPWARD CHAIN, this good size three bedroom detached bungalow is situated on the outskirts of the popular village of Bronington and benefits from a driveway, single garage and large rear garden.

# Iscoyd, Grange Road, Bronington, SY13 3HL

## Overview

- Detached Bungalow
- Popular Village Location
- Three Bedrooms
- Lounge, Dining Room
- Kitchen
- Family Bathroom
- Driveway
- Single Garage
- Good Sized Plot With Large Enclosed Rear Garden
- No Upward Chain
- EPC D, Council Tax Band E



## Location

The property is situated on the edge of 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

If you are looking for a detached bungalow in a lovely village location then this much loved home could be just the property for you. Offered for sale with no upward chain, it is situated down a quiet lane on the outskirts of the popular village of Bronington and it is set on a great sized plot. The accommodation comprises Entrance Hall, Lounge with log burner, Dining Room, well equipped Kitchen, Three Bedrooms and a Family Bathroom. Outside, the property is approached over a driveway leading to a single garage providing ample parking space for several vehicles and there is a generous rear garden mainly laid to lawn with raised vegetable beds.



**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 E. 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 667 272 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 to the end of School Lane and turn left at the junction into grange road and the property can be found immediately on the right hand side.

**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.

**METHOD OF SALE**

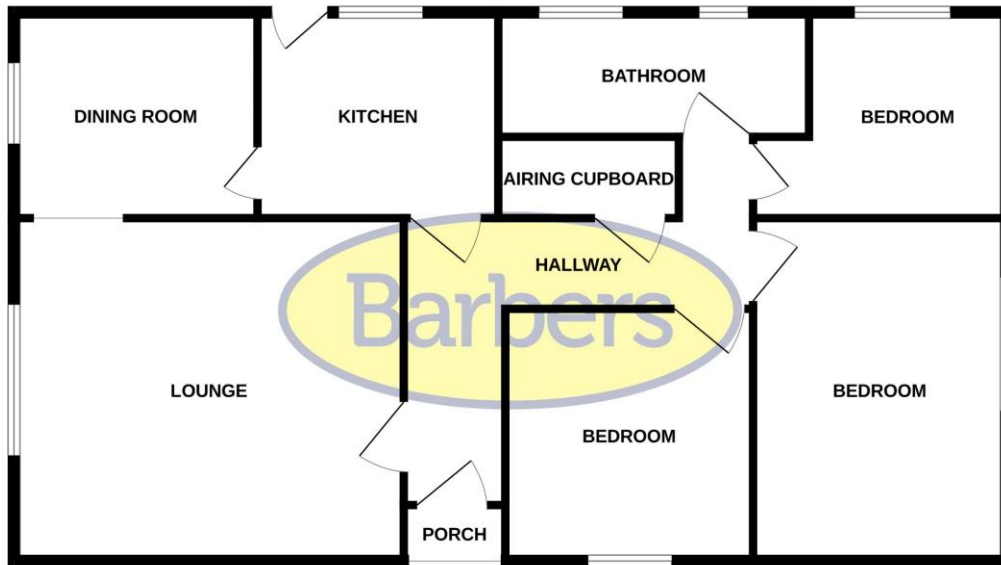
For Sale by Private Treaty.

**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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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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**LOUNGE**

13' 4" x 11' 9" (4.06m x 3.58m)

**DINING ROOM**

7' 4" x 8' 7" (2.24m x 2.62m)

**KITCHEN**

8' 8" x 9' 8" (2.64m x 2.95m)

**BEDROOM ONE**

11' 9" x 11' 8" (3.58m x 3.56m)

**BEDROOM TWO**

9' 5" x 8' 6" (2.87m x 2.59m)

**BEDROOM THREE**

8' 8" x 11' 9" (2.64m x 3.58m) max

**GARAGE**

17' 3" x 9' 8" (5.26m x 2.95m)

**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.