



Little Oak, Cadney Lane, Bettisfield, SY13 2LW

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Offers In Region Of £610,000



- Spacious Four Double Bedroom Detached House
- Peaceful Village Location
- Close to Shropshire Union Canal
- Generous Plot with Attractive Gardens

- Driveway and Double Garage
- Master En Suite and Family Bathroom
- Large Conservatory
- EPC D, Council Tax Band H



This spacious four double bedroom detached house is ideally situated in a tranquil village location within a stones throw of the scenic Shropshire Union Canal, providing a haven for nature lovers and ideal for enjoying leisurely strolls. This delightful property offers a perfect blend of comfort, space and beautiful surroundings, making it a great family home. Inside, the welcoming Entrance Hall greets you as you enter, providing a warm, inviting first impression and a Cloakroom provides a convenient space for guests. A large Lounge area offers plenty of space for family gatherings and relaxation and the Dining Room features French doors that open onto the gardens, allowing for easy access to the beautiful outdoor space. The modern Kitchen/Diner is perfect for casual meals and family time, with ample counter space and storage, offering both functionality and style and the conveniently located Utility Room adds to the functionality of the home. A very large bright and airy Conservatory provides additional living space and is a perfect spot to enjoy the garden views all year round. Upstairs, each of the Four Double Bedrooms offer plenty of space, natural light and comfort. The master bedroom features an En Suite Shower Room and the other bedrooms are well-sized and versatile, perfect for family members or guests. A well appointed Family Bathroom completes the accommodation.





Externally, the property boasts a brick paved driveway leading to a spacious Double Garage, providing excellent parking facilities for several vehicles. A particular feature are the generous wrap-around gardens including well maintained lawn, paved patio and an additional seating area with fabulous timber gazebo, perfect for al fresco dining, entertaining guests, or simply enjoying peaceful moments in the sun.

Don't miss the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience all it has to offer.



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LOCATION

Bettisfield is a small rural village surrounded by countryside. The local towns of Ellesmere and Wem are 6 miles from the property, and so too is Whitchurch which is a busy historical market town, and sits on the Shropshire/Cheshire/Ciwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf and 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.

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, gas and electricity are available. 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.

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.

DIRECTIONS

From Whitchurch travel on the A525 towards Wrexham then take the A495 to Ellesmere. Continue for about 4 ½ miles and then take the left hand turn to Bettisfield. Continue over the canal bridge and Cadney Lane is on the left hand side. Proceed and the property can be found after a short distance on the right hand side.

ENERGY PERFORMANCE

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

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667272 or Email: 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.

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LOUNGE
19' 4" x 13' 3" (5.89m x 4.04m)

DINING ROOM
13' 3" x 12' 6" (4.04m x 3.81m)

KITCHEN/DINER
25' 5" x 13' 2" (7.75m x 4.01m)

UTILITY ROOM
9' 4" x 6' 5" (2.84m x 1.96m)

CONSERVATORY
25' 3" x 12' 0" (7.7m x 3.66m)

MASTER BEDROOM
15' 5" x 13' 5" (4.7m x 4.09m)

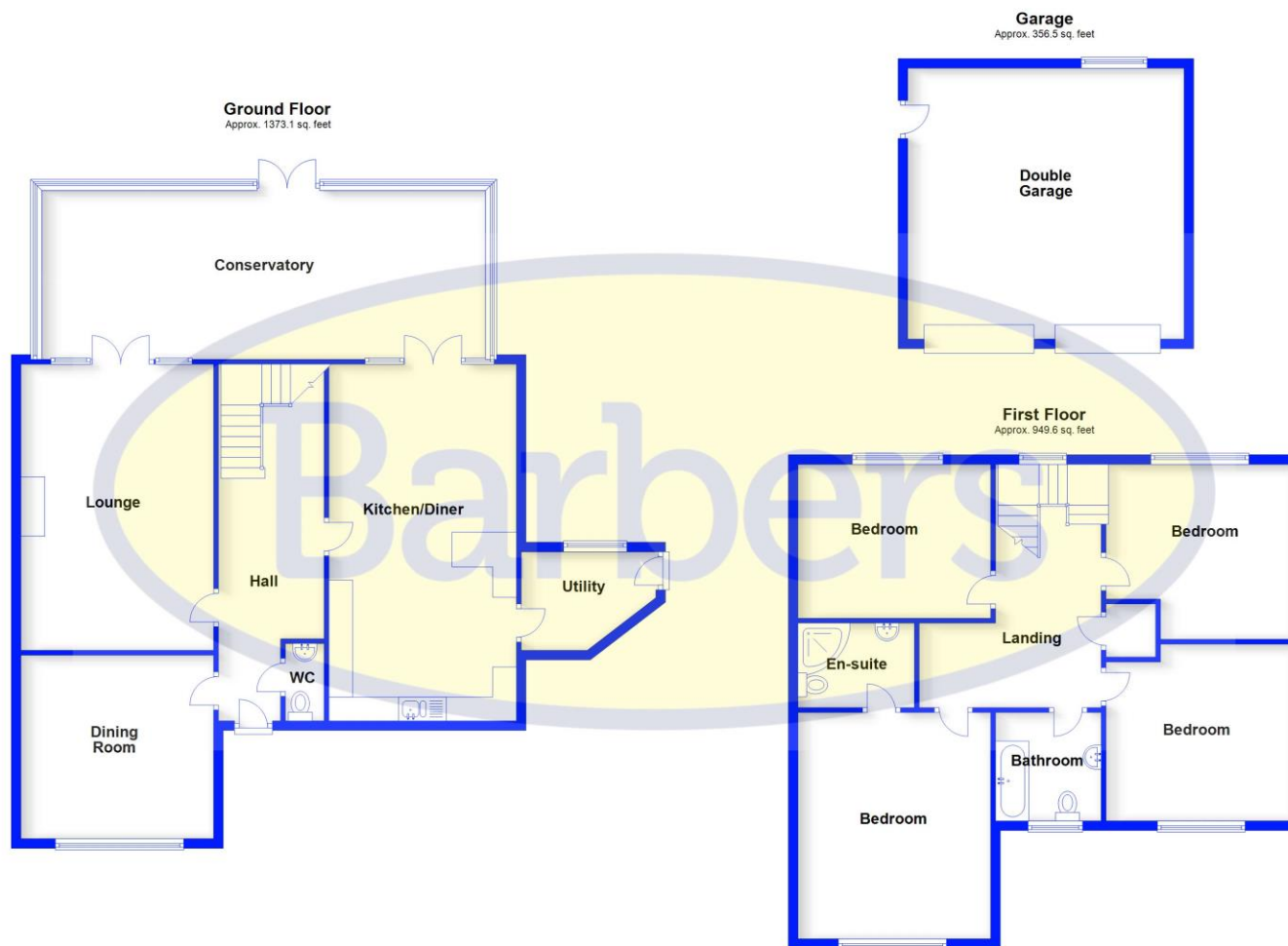
EN SUITE
8' 0" x 5' 6" (2.44m x 1.68m)

BEDROOM TWO
13' 1" x 12' 1" (3.99m x 3.68m)

BEDROOM THREE
13' 0" x 12' 2" (3.96m x 3.71m)

BEDROOM FOUR
13' 4" x 10' 6" (4.06m x 3.2m)

FAMILY BATHROOM
7' 5" x 7' 2" (2.26m x 2.18m)



Total area: approx. 2679.2 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



WHITCHURCH
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