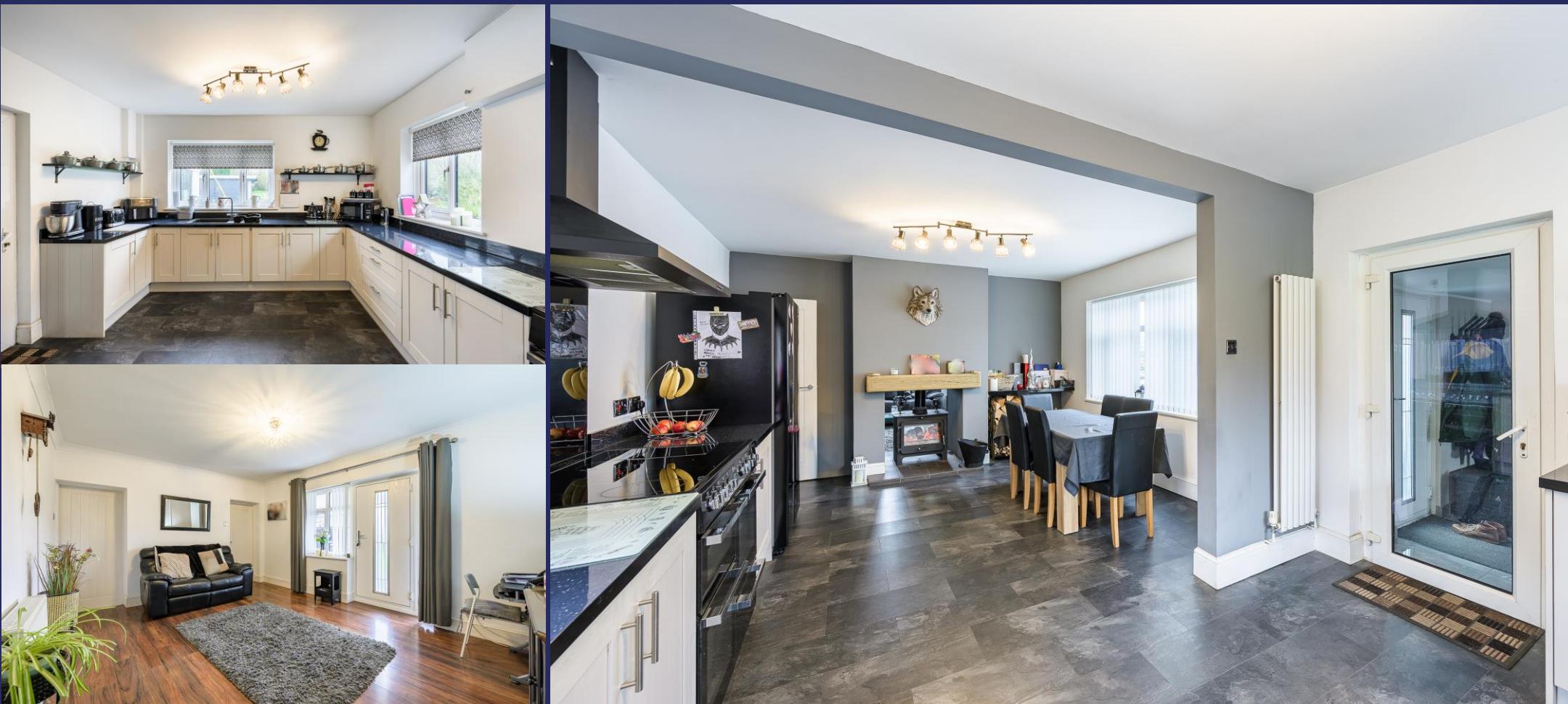


Barbers

Oakdene , The Chequer, SY13 2JQ

Helping *you* move





Set within a generous plot in Bronington, this detached three-bedroom bungalow offers spacious, modern living with versatile accommodation, excellent parking, a superb garden room, and extensive outdoor space, making it an ideal home for those seeking comfort, practicality, and room to grow.

- Detached Three Bedroom Bungalow
- Generous Sized Garden
- Open Plan Modern Kitchen/Diner
- Lounge With A Double Sided Log Burner
- Master Bedroom With An Ensuite and Dressing Area
- Multi Purpose Garden Room/Entertainment Room
- Plenty of Off Road Parking Including A Carport
- EPC D, Council Tax Band G



Set within a generous plot in Bronington, this detached three-bedroom bungalow offers spacious, modern living with excellent versatility both inside and out. Approached via a wide frontage with ample parking, the property combines contemporary comforts with a practical layout ideal for a range of buyers. You enter through a useful utility/boot room, perfect for everyday family use. To the right is the impressive kitchen/diner, a bright and sociable space featuring a double-sided log burner that also opens into the lounge, creating a warm and inviting focal point for both rooms. The good-sized lounge enjoys a comfortable layout centred around the fire. There are three well-proportioned bedrooms, two of which include built-in storage. The master bedroom benefits from a stylish modern en-suite complete with double sinks and a dedicated dressing area, adding a touch of luxury. A further reception room



provides valuable flexibility, ideal as a home office, snug, or hobby room. Outside, the property continues to impress. A single garage and a good-sized car port add to the excellent parking and storage options. The standout feature is the garden room, a superb entertainment space perfect for use as a games room, studio, or office space. The extensive grounds offer plenty of scope for gardening, outdoor seating, or simply enjoying the space on offer. This is a spacious, well-presented bungalow with generous accommodation and fantastic outdoor features, an ideal home for those seeking comfort, practicality, and room to grow.



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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.

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 electricity and water are available. Oil Central Heating. Drainage via Septic Tank. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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 take the A525 towards Wrexham, continue along this road for just over 2 miles and the property can be found on the left hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH36500 280126

RECEPTION ROOM

14' 9" x 11' 4" (4.5m x 3.45m)

BEDROOM THREE

11' 5" x 10' 8" (3.48m x 3.25m)

KITCHEN/DINER

21' 6" x 10' 2" (6.55m x 3.1m)(max)

BATHROOM

7' 7" x 7' 1" (2.31m x 2.16m)

UTILITY AREA

21' 5" x 8' 8" (6.53m x 2.64m)

GARAGE

22' 1" x 9' 9" (6.73m x 2.97m)

LOUNGE

20' 0" x 14' 4" (6.1m x 4.37m)

GARDEN ROOM

18' 9" x 12' 3" (5.72m x 3.73m)

MASTER BEDROOM

15' 2" x 11' 9" (4.62m x 3.58m)

ENSUITE

9' x 7' 6" (2.74m x 2.29m)

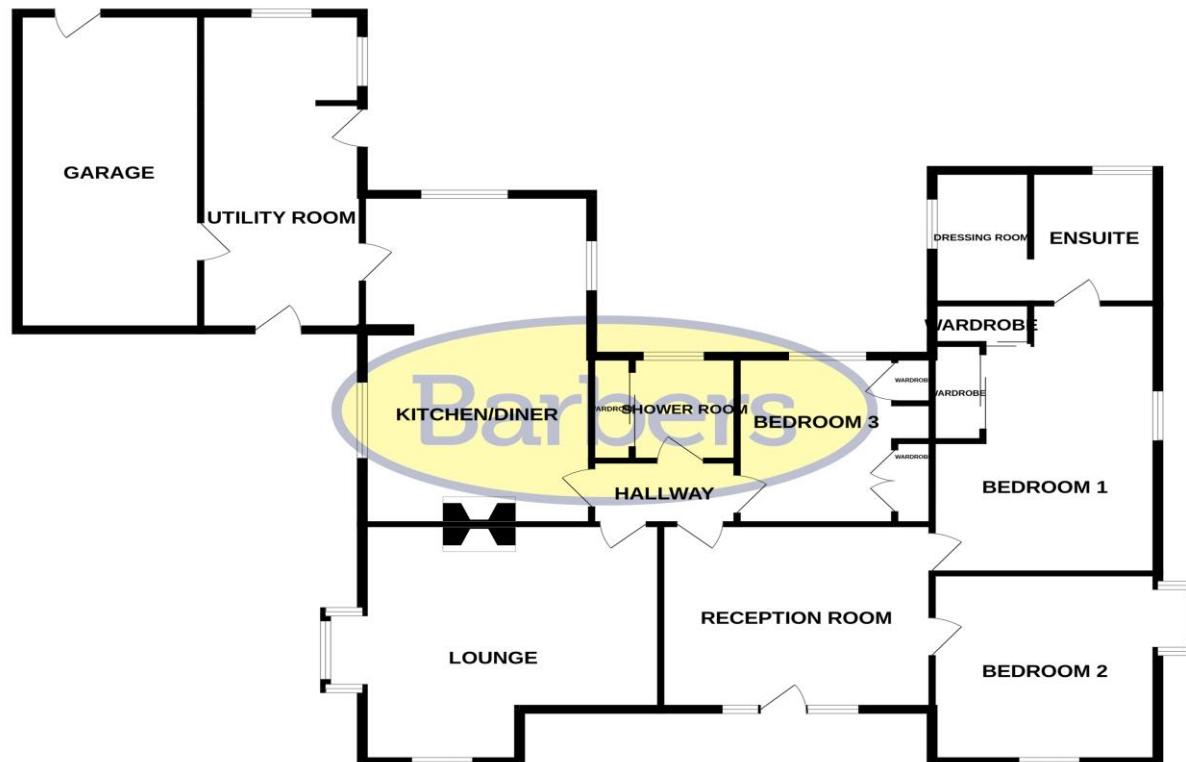
DRESSING AREA

9' 1" x 3' 9" (2.77m x 1.14m)

BEDROOM TWO

14' 3" x 11' 11" (4.34m x 3.63m)

GROUND FLOOR



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared in good faith for guidance purposes and are approximate. If floor plans are included, they are for guidance only and illus:

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 guidance purposes only and should not 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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Barbers

WHITCHURCH

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MARKET DRAYTON
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