

\*\*\*ARCHITECTS IMPRESSION ONLY\*\*\*



**FOR SALE**

Offers in the region of £136,995

Plot 15, Plot 15 Brookfield Close,  
Penley, Wrexham, LL13 0SJ

\*\*\*RESERVED\*\*\*(PLOT 15) A newly constructed 2 bedroomed semi-detached house with parking and gardens, on a small residential development, situated in a semi-rural location a short distance from the centre of the popular village of Penley.



Ellesmere (4.5 miles), Wrexham (10 miles), Oswestry (14 miles), Shrewsbury (21 miles),  
Chester (25.5 miles)  
(All distances approximate)

- **Newly Constructed**
- **2 Bedrooms**
- **Parking**
- **Front and rear Gardens**
- **Semi-rural location**
- **10 Year Warranty**

## DESCRIPTION

Halls are delighted with instructions from Primesave Properties, a highly reputable local developer, to offer this extremely well situated small residential development of for sale by private treaty.

Plot15 is a two bedroomed semi-detached house with parking and gardens situated in a most convenient and popular edge of village location.

The architect designed internal accommodation will provide, on the ground floor, an open plan Living Room/Kitchen/Dining Room and a Cloakroom, together with 2 first floor Bedrooms and a Family Bathroom. The property will benefit from double glazed windows and doors throughout and will be presented for sale with the benefit of a 'Premier guarantee' or similar 10 year warranty.

Outside, the property will be complimented by a paved patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn (top soil only).

The sale of Plot15 does, therefore, provide an extremely rare opportunity for purchasers to acquire a newly constructed property which will be completed to a high standard situated in this particularly convenient edge of village location in a small and select development.

This site is yet to be constructed, first occupation is expected to be September 2021. We are able to accept early reservations of interest immediately.

## SITUATION

The site is situated on the edge of the well known village of Penley. Penley is well known for its primary and secondary schools. The nearby well known North Shropshire Lakeland town of Ellesmere is only 4.5 miles away which has an excellent range of local shopping, recreational and further educational facilities with the towns of Wrexham (10 miles), Shrewsbury (21 miles) and Chester (25.5 miles) all within easy motoring distance.

## THE ACCOMMODATION WILL COMPRISE:

### OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM

25'0" x 13'0" (7.62m x 3.97m)  
(Maximum measurement including staircase & Cloakroom)

### CLOAKROOM

With WC and hand basin.

And on the First Floor:

### BEDROOM 1

13'0" x 9'6" (3.97m x 2.89m)

### BEDROOM 2

9'9" x 8'0" (2.98m x 2.45m)

### BATHROOM

6'10" x 6'6" (2.08m x 1.99m)

With a suite comprising a hand basin (H&C), low flush WC and a bath (H&C) with shower over.

### OUTSIDE

The property will be approached over a tarmacadam driveway providing parking for 2 vehicles.

The rear garden will include a paved patio area leading onto a good sized area of lawn (top soil only).

### N.B.

The measurements provided in these details are approximate measurements ONLY and should not be relied upon.

The images provided are of a similar development and should not be relied upon.

### FIXTURES & FITTINGS

The purchase price includes choice from a range of fully fitted kitchens with oven, hob and hood. Colour choice of kitchen tiling along with carpets and all floor coverings to bathroom, WC and kitchen.

### SERVICES

We understand that the property will have the benefit of mains water, electricity and drainage. The property will have an oil fired central heating system with the added benefit of solar panels.

### TENURE

The property will be of freehold tenure. A management company will be set up by the developer on behalf of all the residents, to take care of the long term maintenance of the highway, footway's, common areas and all on site infrastructure. Further details will be provided by the developers solicitor in due course.

### LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel - 01978 292000

### COUNCIL TAX

To be assessed once constructed.

### RESERVATION PROCESS

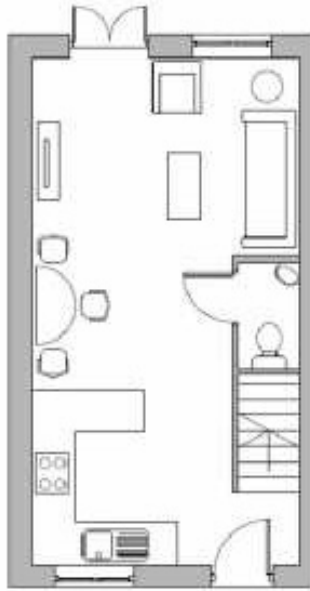
In order to secure this plot, the developer will require a £1000 reservation fee and exchange of contracts within 28 days. For first time buyers this fee is reduced to £250.

### INFORMATION PACK

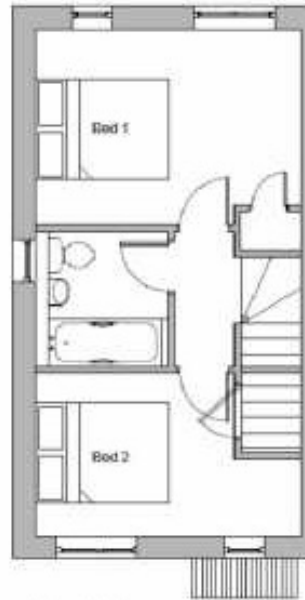
For a full information pack, including plans, please call Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

### VIEWING

Please note that this property is yet to be constructed, however, the developers have other sites with similar property types which may be available for viewing. Please call Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602 to arrange an appointment.



Ground Floor



First Floor



**PRIMESAVE**  
PROPERTIES

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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



**01691 622 602**

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