



Helping *you* move



5 Welsh View, New Hall Lane, SY13 3HF

Offers in the Region of
£250,000

This semi-detached house in Bronington offers a welcoming entrance hall, a bright lounge, separate dining room, modern kitchen with garden access, downstairs shower room, three bedrooms, a family bathroom, and a lovely garden with open views of surrounding countryside.

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Overview

- Three Bedroom Semi Detached House
- Lovely Countryside Views
- Bright Lounge
- Modern Kitchen With Garden Access
- Separate Dining Room
- Family Bathroom
- Outside Storage
- Well Maintained Rear Garden
- EPC tbc
- Council Tax Band E



This attractive semi-detached home in Bronington offers spacious accommodation and lovely views of the surrounding countryside. When you enter the property, you are welcomed into a generous front entrance hall. To the left, there is a bright lounge with two large windows that allow plenty of natural light to fill the room. A separate dining room provides an ideal space for family meals or entertaining guests. The ground floor also includes a modern and functional kitchen, which has a door leading directly to the garden, as well as a useful downstairs storage cupboard. In addition, there is a convenient downstairs shower room. Upstairs, the property features three bedrooms. Two of these are well-proportioned doubles, while the third is a single room with its own storage cupboard. A family bathroom completes the first floor. Outside, the house benefits from a lovely garden that enjoys open views across fields and countryside, creating a peaceful and relaxing setting. This property combines practical living spaces with a charming rural outlook, making it a wonderful opportunity for those seeking a home in this desirable village location.

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

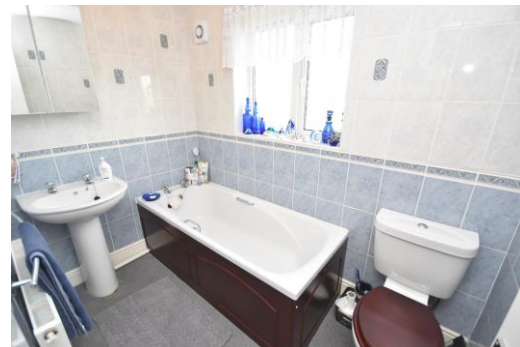
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

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 electricity, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch take the A525 towards Wrexham then turn left on the A495 signed Ellesmere. Continue for approximately 2 miles into Bronington and then turn right into New Hall Lane. Continue on and the property can be found 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 tbc. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

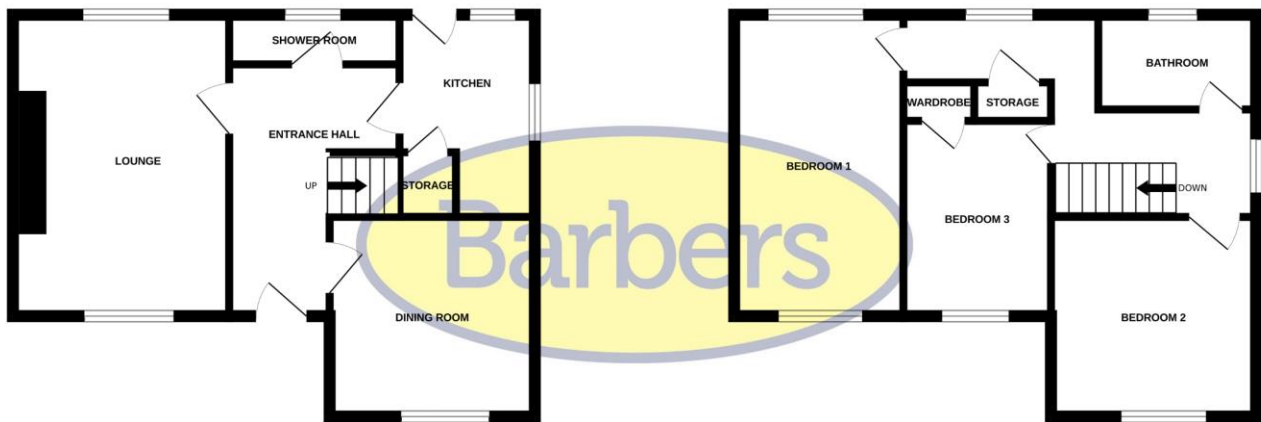
For Sale by Private Treaty.

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.

GROUND FLOOR

1ST 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

14' 9" x 10' 8" (4.5m x 3.25m)

KITCHEN

10' 9" x 8' 5" (3.28m x 2.57m)

DINING ROOM

10' 8" x 9' 8" (3.25m x 2.95m)

BEDROOM ONE

14' 8" x 9' 4" (4.47m x 2.84m)

BEDROOM TWO

10' 9" x 10' (3.28m x 3.05m)

BEDROOM THREE

9' 7" x 7' 3" (2.92m x 2.21m)

BATHROOM

7' 9" x 4' 8" (2.36m x 1.42m)

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

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Email: 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.