



4 Old Farm Close, Bronington, SY13 3ER

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- Spacious Detached Bungalow
- Three Bedrooms
- Lovely Village Location
- Detached Double Garage and Driveway
- Well Maintained Gardens
- Master En Suite and Family Shower Room
- Viewing Recommended

*“Do you want a spacious detached bungalow in a village location? Do you need a large driveway and double garage? Are you looking for a property with an attractive, well maintained garden? If this sounds familiar then look no further as this nicely kept home could be just what you are searching for. The generous accommodation provides ample living space and comprises Entrance Hall, Lounge, Dining Room, Conservatory with French doors onto the rear garden, Study, Kitchen/Breakfast Room, Utility Room, Three Bedrooms incorporating two doubles and a single, Master En Suite and a Family Shower Room. Outside, the property is approached over a large brick paved driveway leading to a double detached garage, providing parking space for several vehicles. To the rear is a beautifully maintained garden mainly laid to lawn with borders filled with a variety of mature shrubs and plants. It is likely this bungalow won't be around for long so don't miss out, call Barbers now to arrange your viewing.”*



## LOCATION

The popular village of Bronington benefits from a village store and a highly regarded primary school. Whitchurch is around 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, three 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.



**LOUNGE**  
16' 9" x 11' 8" (5.11m x 3.56m)

**DINING ROOM**  
11' 2" x 9' 6" (3.4m x 2.9m)

**CONSERVATORY**  
10' 9" x 9' 8" (3.28m x 2.95m)

**STUDY**  
7' 3" x 6' 5" (2.21m x 1.96m)

**KITCHEN/BREAKFAST ROOM**  
15' 1" x 10' 2" (4.6m x 3.1m)

**UTILITY ROOM**  
7' 9" x 5' 8" (2.36m x 1.73m)

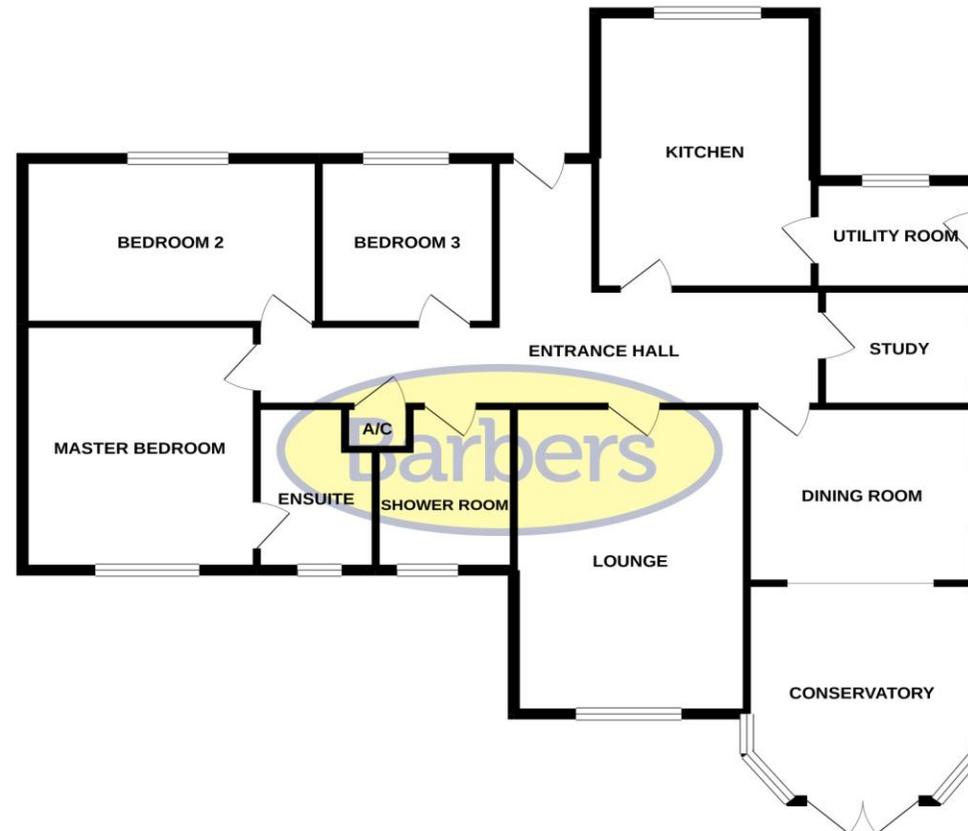
**MASTER BEDROOM**  
13' 3" x 11' 6" (4.04m x 3.51m)

**BEDROOM TWO**  
13' 5" x 9' 0" (4.09m x 2.74m) excluding ward robes

**BEDROOM THREE**  
9' 0" x 9' 0" (2.74m x 2.74m)

**DOUBLE GARAGE**  
18' 9" x 18' 7" (5.72m x 5.66m)

## 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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**Garden Picture** Provided by owner taken during Summer 2020

#### 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

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 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.

#### 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.

#### VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### ENERGY PERFORMANCE

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

#### HOW TO FIND THIS PROPERTY

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. Take the next right into Old Farm Close and the property can be found at the end of the road.

#### 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

#### METHOD OF SALE

For Sale by Private Treaty.

WH28352 010321



**WHITCHURCH**  
34 High Street, Whitchurch SY13 1BB | Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

**MARKET DRAYTON**  
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**WHITCHURCH**