



Fairview, 9 Bronington Park, Bronington, SY13 3EP

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Offers In Region Of £370,000



- Spacious Three Bedroom Detached Bungalow
- Well Presented Throughout
- Popular Village Location
- Lounge, Conservatory, and Kitchen/Breakfast Room

- Driveway and Integral Double Garage
- Low Maintenance Rear Garden
- Viewing Recommended
- EPC E, Council Tax Band F





This well presented three bedroom detached bungalow offers fantastic living space and is ideally located in the popular village of Bronington, which has a well-regarded primary school. The property boasts a generous and versatile layout, perfect for modern living. As you enter, you are greeted by a welcoming Entrance Hall leading to a spacious Lounge, which offers a comfortable and bright space to relax and the adjoining Conservatory offers additional living space with views over the garden. The well-equipped Kitchen/Breakfast Room is ideal for family meals, while the separate Utility Room provides added convenience. There are Three Double Bedrooms, each providing ample space and the Master Bedroom benefits from built in wardrobes and an En-Suite Shower Room. A well-appointed family bathroom serves the other bedrooms, completing the accommodation. Externally, the property offers a good size low-maintenance rear garden, featuring paved and gravel areas, as well as raised borders, providing the perfect space for outdoor enjoyment. The front of the property includes a driveway leading to an integral double garage, providing excellent parking facilities. With its generous accommodation and popular location, this bungalow is an ideal home for those seeking comfort and convenience in a village setting.





## 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.



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

## **DIRECTIONS**

From Whitchurch take the A525 towards Wrexham, after approximately 2 miles, turn left onto Ellesmere Road, continue for approximately 2 miles, turn right at the signpost for Bronington (junction is on a bend). Continue on then take the next turn left into Bronington Park where the property can be found after a short distance on the left 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 E. The full energy performance certificate (EPC) is available for this property upon request.

## **LOCAL AUTHORITY**

Council Tax Band F. 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](mailto: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.

WH37520 13325

## LOUNGE

21' 6" x 18' 1" (6.55m x 5.51m)

## CONSERVATORY

8' 2" x 7' 6" (2.49m x 2.29m)

## KITCHEN/BREAKFAST ROOM

12' 3" x 11' 6" (3.73m x 3.51m)

## UTILITY ROOM

8' 8" x 5' 4" (2.64m x 1.63m)

## BEDROOM ONE

11' 8" x 11' 4" (3.56m x 3.45m)

## BEDROOM TWO

11' 2" x 11' 3" (3.4m x 3.43m)

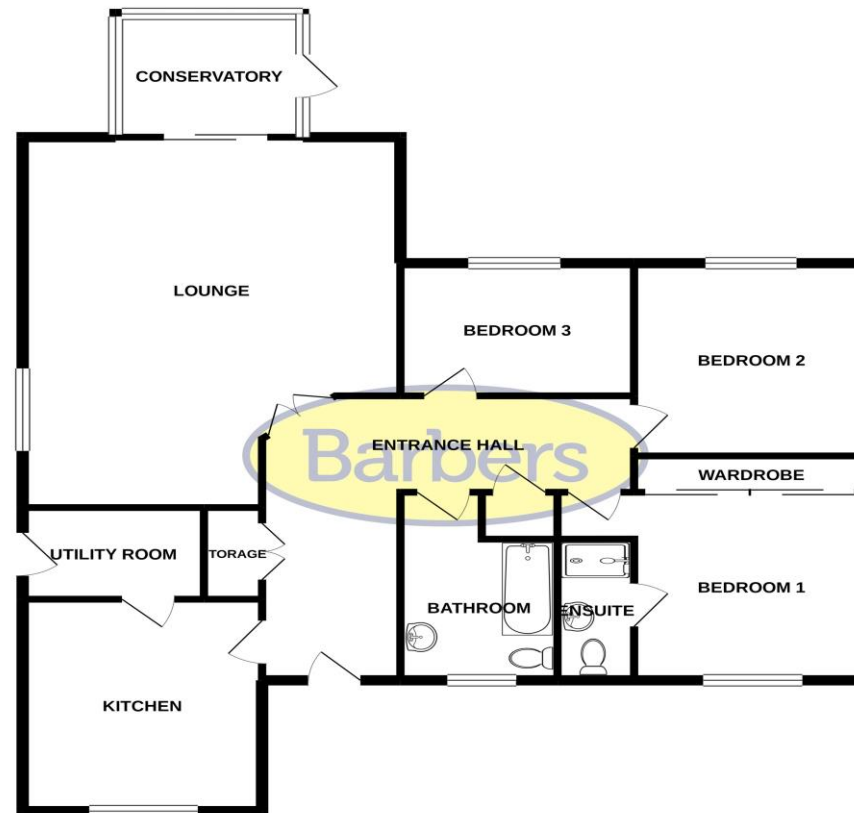
## BEDROOM THREE

11' 3" x 7' 7" (3.43m x 2.31m)

## SHOWER ROOM

11' 5" x 7' 0" (3.48m x 2.13m) max

## 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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## WHITCHURCH

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[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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