



Helping *you* move



5 Oakfield Close, Bronington, SY13 3GZ

Offers in the Region of
£300,000

A spacious four bedroom, two bathroom detached home situated in a quiet cul-de-sac in Bronington village which has a well regarded primary school. Features include a single garage, off-road parking and well maintained gardens, a fantastic property ideal for family life.

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Overview

- Detached Modern House
- Lounge, Dining Room
- Kitchen, Utility Room
- Conservatory, Integral Garage
- Four Bedrooms, Master Ensuite
- Large Family Bathroom
- Well Tended Gardens
- Off Road Parking
- Village Location
- NO UPWARD CHAIN
- EPC C, Council Tax Band F
- Freehold



Located in a quiet cul-de-sac in the popular village of Bronington, this nicely presented four bedroom, two bathroom detached home is an exceptional choice for family living and is offered for sale with no upward chain. The property offers off-road parking, a single garage, and a meticulously maintained garden-perfect for both relaxation and entertaining. Inside, the generous layout provides flexibility and space. The ground floor features a welcoming Entrance Hall that leads to a comfortable Lounge, perfect for relaxing evenings. This flows seamlessly into the Dining room and a bright Conservatory, which enjoys views of the garden and features French doors that open onto a patio-an inviting spot for alfresco dining during warmer months. The spacious Kitchen/Breakfast Room is complemented by a practical utility room which adds extra convenience, helping keep the main living spaces clutter-free. Upstairs, you'll find Four Double Bedrooms, with the Master benefitting from its own En Suite Shower Room, while the remaining bedrooms are served by a stylish and well-appointed Family Bathroom.

This well-maintained home is ideal for growing families seeking both space and comfort in a peaceful residential 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.



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

SERVICES

We are advised that mains water, drainage and electricity 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.



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.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 until the mini roundabout, then take the right turn into Oakfield Close 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 C. The full energy performance certificate (EPC) is available for this property upon request

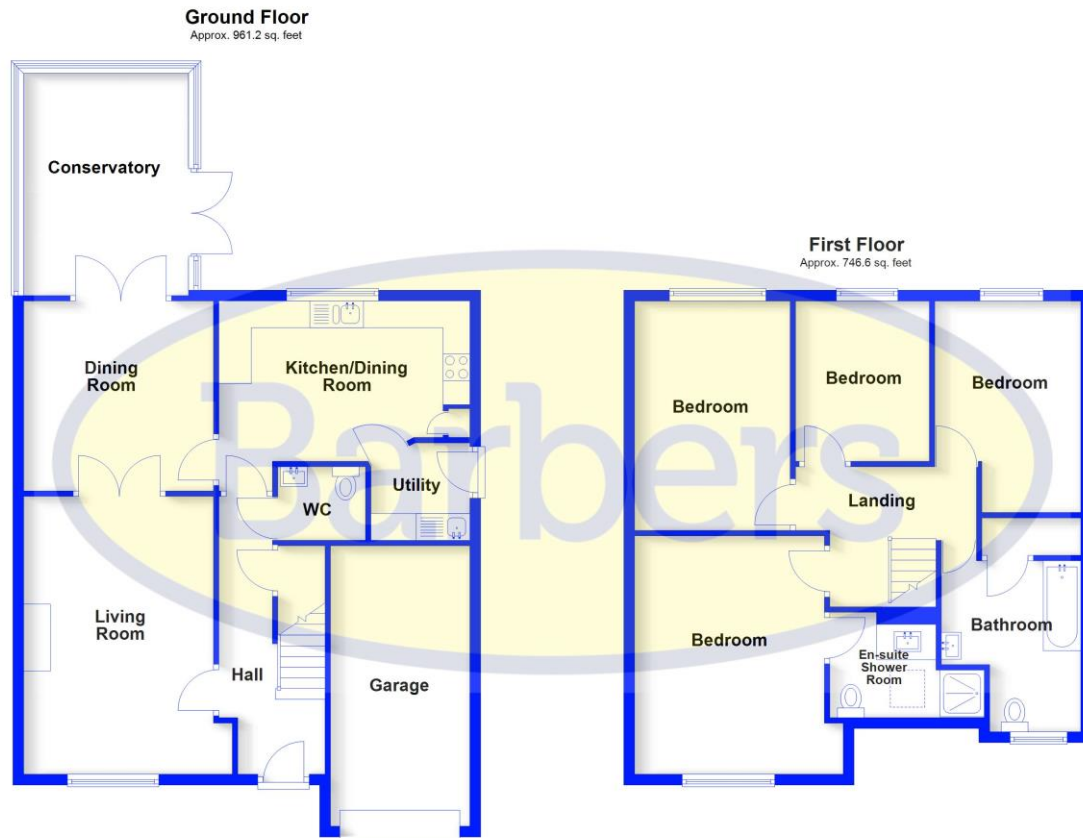
METHOD OF SALE

For Sale by Private Treaty.

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.

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Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Lounge 17' x 12' (5.18m x 3.73m)

Dining Room 11'6" x 11'6" (3.51m x 3.51m)

Conservatory 14'1" x 10'10" (4.29m x 3.3m)

Kitchen/Breakfast Room 15'3" x 11'6" (4.65m x 3.15m)

Master Bedroom 14'6" x 11'7" (4.42m x 3.53m)

Bedroom Two 14' x 9'7" (4.27m x 2.92m)

Bedroom Three 13'1" into recess x 8'6" (3.99m x 2.59m)

Bedroom Four 10'1" x 8'3" (3.07m x 2.51m)

Family Bathroom 10'3" x 8'5" (3.12m x 2.57m)

Integral Garage 16'9" x 8'5" (5.11m x 2.57m)

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 667 272

34 High Street, Whitchurch, SY13 1BB

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Barbers

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.