



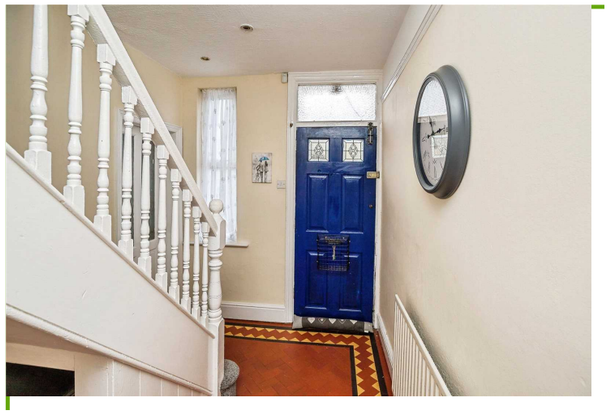












Highfields, Oaklands Road, Chirk Bank, Wrexham, Shropshire, LL14

Asking Price: £415,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Highfields, Oaklands Road, Chirk Bank, Wrexham, Shropshire, LL14

Asking Price: £415,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: D
Local Authority: Shropshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

SUBSTANTIAL 5 BEDROOM DETACHED EDWARDIAN FAMILY HOME - This rarely available period property enjoys corner plot gardens and has views over the adjacent fields. There are 3 good sized reception rooms, a breakfast kitchen with Belfast sink, bath/shower room and a gated driveway. In addition there is gas fired radiator central heating and double glazing.

Description
Edwardian Detached Home - 5 Bedrooms - Rear Views Over Fields - 3 Reception Rooms - The accommodation comprises: Entrance Hall; Living Room; Family Room; Dining Room; Breakfast Kitchen; Cloakroom; First Floor: Five Bedrooms; Bath/Shower Room; Outside: Driveway; Rear Garden; Garage.
EPC Grade D

Directions
From Oswestry take the Wrexham road and at the Gledrid/M&S roundabout take the 1st exit to Weston Rhyn. Continue through Rhoswiel and take the next right before Weston Rhyn primary school then continue into Chirk Bank and the property will be found on the right before the turn into Oaklands Road.
What 3 Words: SHAVER.HUSHED.DEBUT

Entrance Hall
Period tiled floor, stairs to first floor, radiator.

Living Room
13' x 13' (3.96m x 3.96m)
Picture rail, radiator, double glazed window

Family Room
13'1" x 11'7" (4m x 3.53m)
Feature fireplace, radiator, double glazed bay window.

Dining Room
13' x 11' (3.96m x 3.35m)
Feature fireplace, radiator, double glazed French doors leading into the rear garden.

Breakfast Kitchen
14'3" x 11'1" (4.34m x 3.38m)
Fitted in a range of built in units, comprising Belfast style sink unit with mixer taps, plumbing for washing machine, feature fireplace with inset range cooker, gas fired combination boiler, double glazed windows & door to rear garden.

Cloakroom
Comprising WC, wash basin, radiator, double glazed window.

First Floor

Bedroom 1
13'1" x 11' (4m x 3.35m)
Radiator, double glazed window.

Bedroom 2
13'1" x 11' (4m x 3.35m)
Radiator, double glazed window.

Bedroom 3
13' x 11'2" (3.96m x 3.4m)
Radiator, double glazed window.

Bedroom 4
10'11" x 9'5" (3.33m x 2.87m)
Radiator, double glazed window.

Bedroom 5
9'8" (2.95) x 9' (2.75) maximum (Maximum measurements), radiator, double glazed window.

Bath/Shower Room
Comprising WC, wash basin, bath, shower cubicle, double glazed window.

Outside

Front Garden
Gated driveway.

Rear Garden
Laid to lawn with patio area and enjoying views over the adjacent fields.

Views

Garage
17'9" x 10'8" (5.4m x 3.25m)

Store
10'6" x 8'10" (3.2m x 2.7m)

Agents Note
Shropshire Council - Council Tax Band D
The property is Freehold



Total floor area 181.3 sq.m. (1,952 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Your Move. Powered by www.focalagent.com


For full EPC please contact the branch.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.