



4 THE GREEN | WRENBURY | NANTWICH | CHESHIRE | CW5 8EY | OFFERS OVER £279,950



A REMARKABLE OPPORTUNITY TO PURCHASE A CHARMING TWO BEDROOM COTTAGE, WITH EXCEPTIONAL VIEWS OVER THE VILLAGE GREEN TOWARDS TO HISTORIC CHURCH.

An increasingly rare and extremely exciting opportunity to acquire a very charming & atmospheric two bedroom mid terrace country cottage of high appeal.

Situated in a most engaging convenient 'heart of the village' location with superb views, the semi rural village offers everyday amenities with the canal, railway station & countryside all a short distance away.

The enchanting accommodation briefly comprises; Living Room with fireplace & beamed ceiling, Kitchen Diner, Rear Vestibule, Shower Room & Laundry/Boot Room.

First Floor Landing (space for traditional hanging clothes airer), Bedroom One with office/dressing table 'nook' & pretty view over the rear cottage garden, Bedroom Two with views over the village green to the front. Charming paved front garden with low hedging, heritage green coloured wrought iron period gate & a variety of delightful cottage style plants. The rear garden is a country cottage garden oasis being richly filled with beautiful plants, herbs & vegetables. Space for seating & summer house etc. Pedestrian gated bin access to rear of cottages. Oil storage tank (combination boiler recently installed). Space for timber shed.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF CHARACTER & VILLAGE GREEN LOCATION





DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time continue into the village, past the School on the right hand side. Continue towards the pretty village green, and turn left to the side of the green itself where the property will be observed on the left hand side. (Parking by the green).

WRENBURY

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.

The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.







THE ACCOMMODATION:-
With approximate dimensions, comprises;

LIVING ROOM





KITCHEN DINER



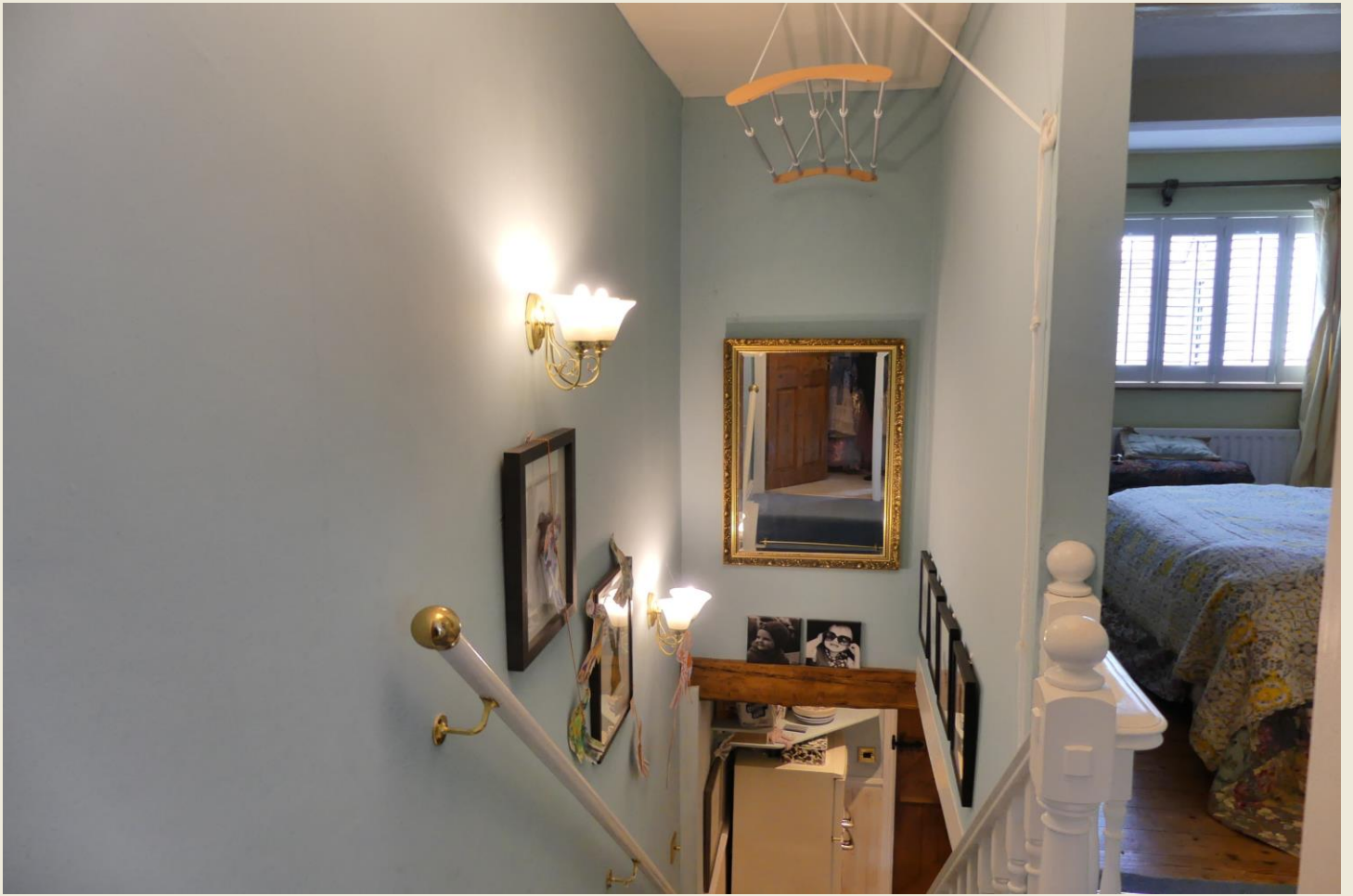


REAR VESTIBULE



SHOWER ROOM





LAUNDRY / BOOT ROOM

FIRST FLOOR LANDING





BEDROOM ONE





BEDROOM TWO





EXTERIOR

The cottage enjoys a very pretty front garden bordered by mature hedging & being paved which provides a great seating area in which to enjoy the view over the delightful village green towards the historic church beyond.

Prettily planted in a soft cottage style, the rear garden is particularly enchanting providing a superb oasis in which to grow vegetables, sit relax & generally simply enjoy the village environs in which the cottage stands. There is a paved pathway to the rear (residents access for bins etc). Steps rise to the garden itself where there is an adorable child's outdoor kitchen, rich planted borders filled with plants, shrubs & vegetables. Bark chippings to the pathway & to the seating area enhance the overall appeal off the space with space for shed (the existing heritage green coloured timber shed providing excellent storage may be available to purchase). Oil storage tank. Space for summer house or larger seating area to the far end of the garden.



EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired central heating (combination boiler recently installed). NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

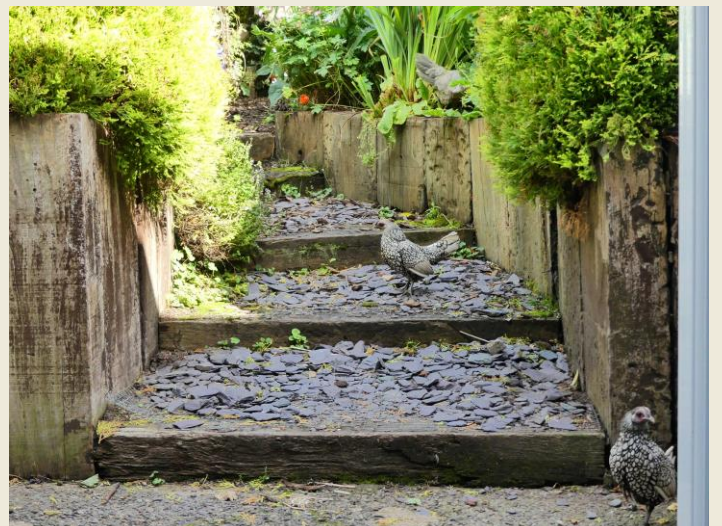
MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further ** For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





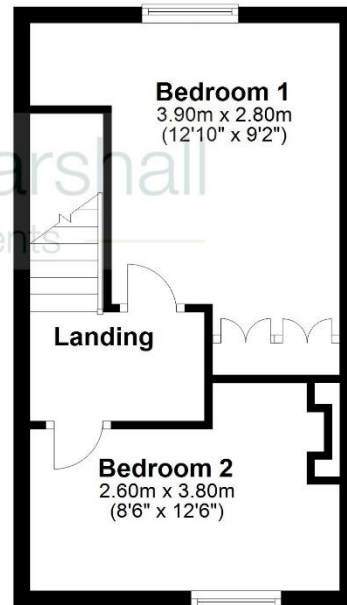
Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.3 sq. feet)

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