



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Standing amidst a charming & sought after village with facilities train station, canal & wonderful countryside, this highly pretty three bedroom end cottage has been wonderfully extended & enhanced to create a comfortable yet incredibly deceptively spacious country home. Magnificent views of fields to the rear beyond the cottage style garden are highly engaging. Externally the property boasts excellent off road parking provision whilst the rear cottage style garden with lawn & planted borders provides access to the separate home office / leisure room with much potential. Viewing is highly recommended to appreciate the wonderful country home.

DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the roundabout. Turn left into Shrewbridge Road, proceed over the level crossing & at the junction with the Whitchurch Road, turn right passing the lake. Continue past Sound Primary School & turn right. At the staggered junction proceed ahead (signed Wrenbury) & continue along Wrenbury Heath Road. Turn left at the junction opposite the entrance to Wrenbury Hall and continue towards the village where the charming cottage will be observed on the right hand side.

DESCRIPTION

Standing amidst a charming & sought after village with facilities, train station, canal & wonderful countryside, this highly pretty three bedroom end cottage has been wonderfully extended & enhanced to create a comfortable yet incredibly deceptively spacious country home. Positioned within easy walking distance of the village green etc, there are magnificent views of fields to the rear beyond the cottage style garden.

This superb boasts in brief; Entrance Hall, Living Room with stove, Kitchen opening to a spacious Dining Family Room, Utility Room, WC. First Floor Landing, Bedroom One, Bedroom Two (with open view), Bedroom Three (with open view), recently fitted & particularly stylish contemporary Family Bathroom.

Externally the property stands well back and boasts excellent off road parking provision to the front. Side access leads to the rear cottage style garden with lawn & planted borders. There is also the benefit of an external store & separate home office / leisure room accessed via the rear garden. (There is potential to link the main accommodation with this space & reconfigure, subject to any necessary consents).

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS DESIRABLE COUNTRY RESIDENCE

WRENBURY VILLAGE

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.

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

(14'5 x 10'10) ((4.39m x 3.30m))

KITCHEN

(14'1 x 9'6) ((4.29m x 2.90m))

DINING FAMILY ROOM

(17'9 x 8'2) ((5.41m x 2.49m))

UTILITY ROOM

(8'6 x 5'11) ((2.59m x 1.80m))

CLOAKS WC

FIRST FLOOR LANDING

BEDROOM ONE

(11'2 x 10'10) ((3.40m x 3.30m))

BEDROOM TWO

(10'10 x 8'2) ((3.30m x 2.49m))

BEDROOM THREE

(9'6 x 7'10) ((2.90m x 2.39m))

CONTEMPORARY BATHROOM

(6'7 x 6'3) ((2.01m x 1.91m))

EXTERIOR

EXTERNAL OFFICE / LEISURE / HOBBY ROOM

(18'1 max x 7'10) ((5.51m max x 2.39m))

STORE

(9'3 x 2'11) ((2.82m x 0.89m))

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Oil fired central heating.

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

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

VIEWING

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

E-mail: . 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 , 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; , 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.