Town & Country
Estate & Letting Agents

Briar Close, Wrexham

Offers Around £550,000









5 ACRES OF LAND A substantial detached home in a peaceful setting, offering 5 acres of land and excellent family accommodation with extensive outdoor space. Perfect for buyers seeking a semi-rural lifestyle within easy reach of local amenities.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

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DESCRIPTION

Located in a quiet cul-de-sac, this spacious four-bedroom detached family home offers far more than meets the eye — including approximately five acres of grazing land and woodland to the rear, ideal for equestrian or leisure use. Benefiting from gas central heating and UPVC double glazing, the home provides well-planned and versatile accommodation throughout.

LIVING ROOM

23'8 x 12'9

Dual aspect with feature living flame gas fire, marble surround, two radiators, and French doors to rear garden.





ENTRANCE HALL

16 x 9'1 max

Spacious and welcoming with staircase to first floor, under-stairs storage, and access to all main rooms.





DINING ROOM

11'7 x 10'6

Overlooks rear garden, accessed via double doors from living room plus door from hallway.



KITCHEN

14'9 x 11'9

Fitted with light oak-style wall, base, and display units, ample worktop space, integrated oven, hob, and extractor. French doors open to garden.



UTILITY ROOM

6'6 x 5'5

Additional storage, sink unit, plumbing for washing machine and dryer, and external side access.



CLOAKROOM WC

7 x 2'8

With wash basin, tiled splashback, and radiator.



PRINCIPAL BEDROOM INC ENSUITE

14'9 x 12'8

With fitted wardrobes, rear aspect window, and access to ensuite bathroom.





STUDY

11'8 x 7'6

Rear aspect with radiator.





FIRST FLOOR LANDING



ENSUITE

Fitted with panelled bath, wash basin, WC, partial tiling, and opaque window.



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BEDROOM TWO

12 x 12'2

Rear aspect, fitted wardrobes, and radiator.



BEDROOM THREE

12'3 x 9'9 max

Front aspect with radiator.

BEDROOM FOUR

7'7 x 8'9

Ideal home office with a rear aspect window.

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FAMILY BATHROOM

9'3 x 6'6

Four-piece suite with bath, corner shower, wash basin, WC, and tiled walls.



LOCATION

Cross Lanes is a charming area situated in Wrexham, known for its quaint and picturesque setting. It features a cluster of historic buildings and houses, surrounded by green fields and countryside. The area is well-connected to Wrexham town centre and other nearby villages, making it a popular choice for commuters and a convenient and family-friendly place to live.



GARAGE

18 x 18'1

Two single up-and-over doors, power, light, pitched roof, and rear pedestrian access.

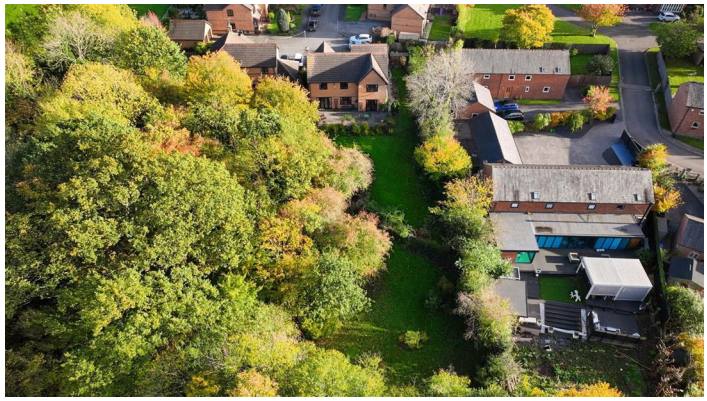
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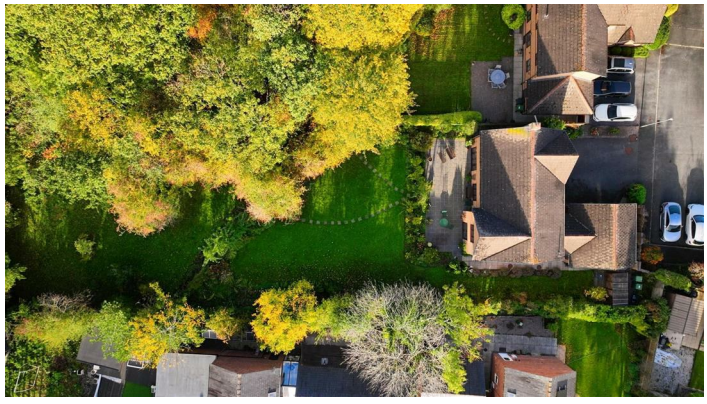
Off-road parking, shrub gardens, canopy above entrance with courtesy light, and side access. To the rear large paved patio leading to generous lawns with established trees and shrubs. Pathway leads through further gardens and woodland to grazing land beyond.



DRONE

Approximately five acres of woodland and grazing land with separate gated access from Bedwell Lane.





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Services

The agents have not tested any of the appliances listed in the particulars.
Freehold
Council Tax F (£3168 Per Year)

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

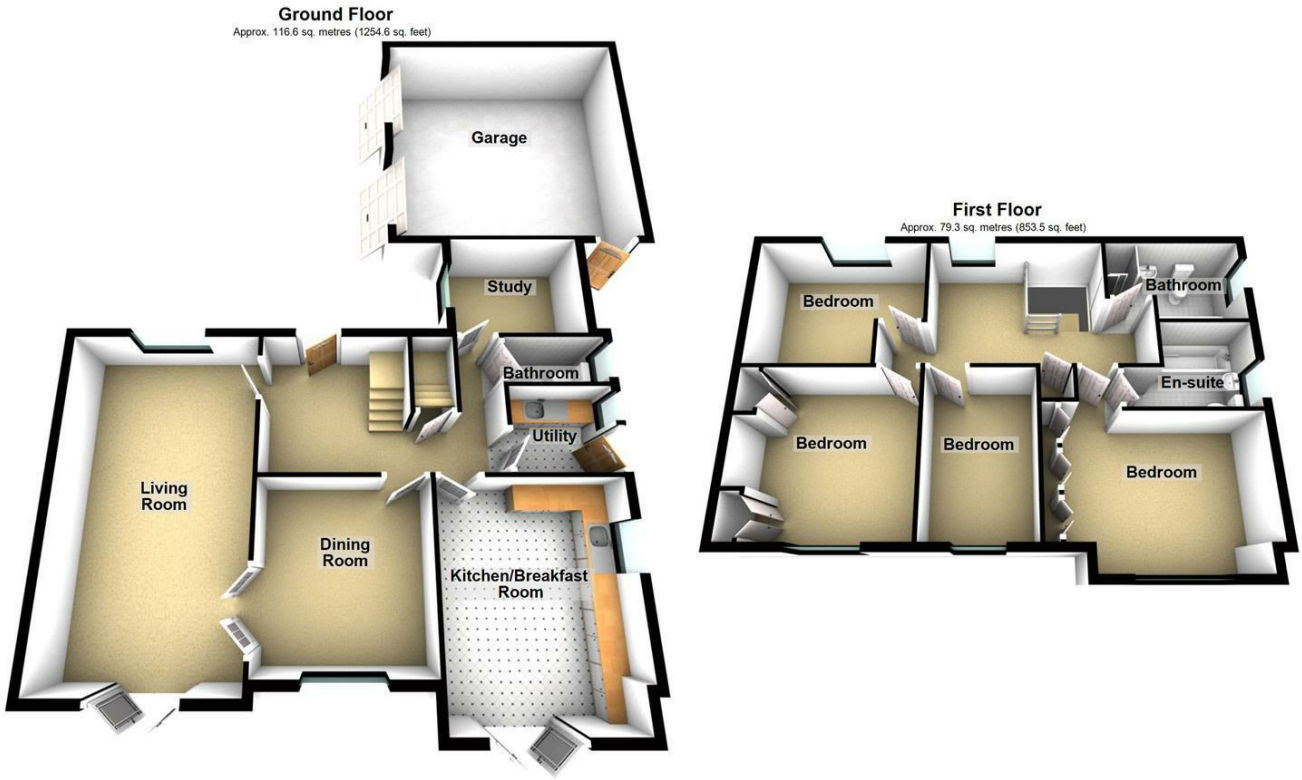
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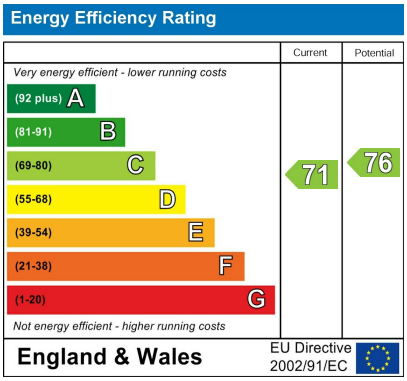
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Total area: approx. 195.8 sq. metres (2108.1 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.