



**Rose Cottage**  
Top Road, Summerhill, Wrexham, LL11 4TA

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LL11 4TA

Guide Price - £415,000

Rose Cottage is a beautifully presented four bedroom detached cottage, set in a highly regarded area of Wrexham and conveniently located for a wide range of amenities and commuter links. The property offers spacious and well appointed accommodation throughout, complemented by generous front and rear gardens, ample off road parking and a large garage.

The ground floor features two sizeable reception rooms, a home office, and a well proportioned dining kitchen, providing flexible living space ideal for modern family life. To the first floor are four generous bedrooms, including a master bedroom with ensuite shower room, along with a contemporary family bathroom. Externally, the property benefits from pedestrian access to the front, plus off road parking and further vehicular access to the rear, leading to driveway parking, a substantial garage, and attractive lawned gardens with a patio area. As the true size and quality of this home cannot be fully appreciated from the roadside, early internal inspection is strongly recommended.

## LOCATION

Summerhill is a well established and sought after residential area of Wrexham, popular with families and professionals alike. The area benefits from a strong sense of community along with convenient access to a wide range of local amenities, including shops, schools, leisure facilities, and picturesque open countryside.

Excellent transport links are close at hand, providing easy access to Wrexham town centre, Chester, and the wider North Wales and Northwest road networks, making Summerhill an ideal location for commuters. The area is also well regarded for its nearby walking routes, green spaces, and attractive village style surroundings.





### **ACCOMMODATION**

Approached via the front of the property leading to an entrance porch, then through to the front reception room.

### **RECEPTION ROOM**

A spacious living room having double glazed French door leading out onto the front garden, stairs to the first floor landing, sandstone chimney breast, recess cast iron burner, tile hearth, radiator, beamed ceiling, door to the ground floor W.C., office and a step up into the main living room.

### **OFFICE**

Double glazed window to front, radiator, storage cupboard and shelving.

### **GROUND FLOOR W.C.**

Comprising a W.C, vanity wash hand basin, coat hanging space, tiled flooring, radiator, window to side.



### **LIVING ROOM**

A large living room, having double glazed French doors to side access, fireplace with a timber surround and mantle, tiled hearth, beamed ceiling, two radiators, door to rear porch and kitchen.

### **KITCHEN/DINING ROOM**

Fitted with a range of wall, base and drawer units, contrasting work surfaces, single drainer sink unit, range style cooker, plumbing points for both a washing machine and dishwasher, tiled flooring, gas central heating boiler, radiator, beamed ceiling, two double glazed windows to side and rear.

### **REAR PORCH**

Door to outside.

### **FIRST FLOOR LANDING**

Access to loft space.

### **BEDROOM**

Double glazed window to rear, built in wardrobes, radiator.

### **ENSUITE**

Shower cubicle, mains shower, W.C. and wash hand basin, tiled flooring, part tiled walls, radiator, double glazed window.

### **BEDROOM**

Double glazed window, fitted wardrobes, radiator.

### **BEDROOM**

Double glazed window, fitted and built in wardrobe, radiator.



## BEDROOM

Double glazed window, radiator.

## BATHROOM

Panel bath, shower screen and shower, W.C. and wash hand basin, tiled flooring, part tiled walls, radiator, double glazed window.

## OUTSIDE

Externally, the property benefits from pedestrian access to the front, plus off road parking and further vehicular access to the rear, leading to driveway parking and a substantial garage.

## GARDEN

On approach there is a lawned garden, privacy hedging to front, side walled boundary and pathway to side. To the rear of the property is a further lawned gardens and patio area.

## SERVICES

Mains gas, water, electric and drainage.

## COUNCIL TAX

E

## EPC

C

## DIRECTIONS

Sat Nav - LL11 4TA

What3words ///tapes.hope.dress

## APPROXIMATE DISTANCES

Wrexham Train Station - 2.5 miles

Wrexham - 3.2 miles

Chester - 13.8 miles

Liverpool Airport - 37.6 miles

Manchester Airport - 46.5 miles





### **AML REGULATIONS**

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

### **VIEWINGS**

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.



### **PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS**

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## DISCLAIMER

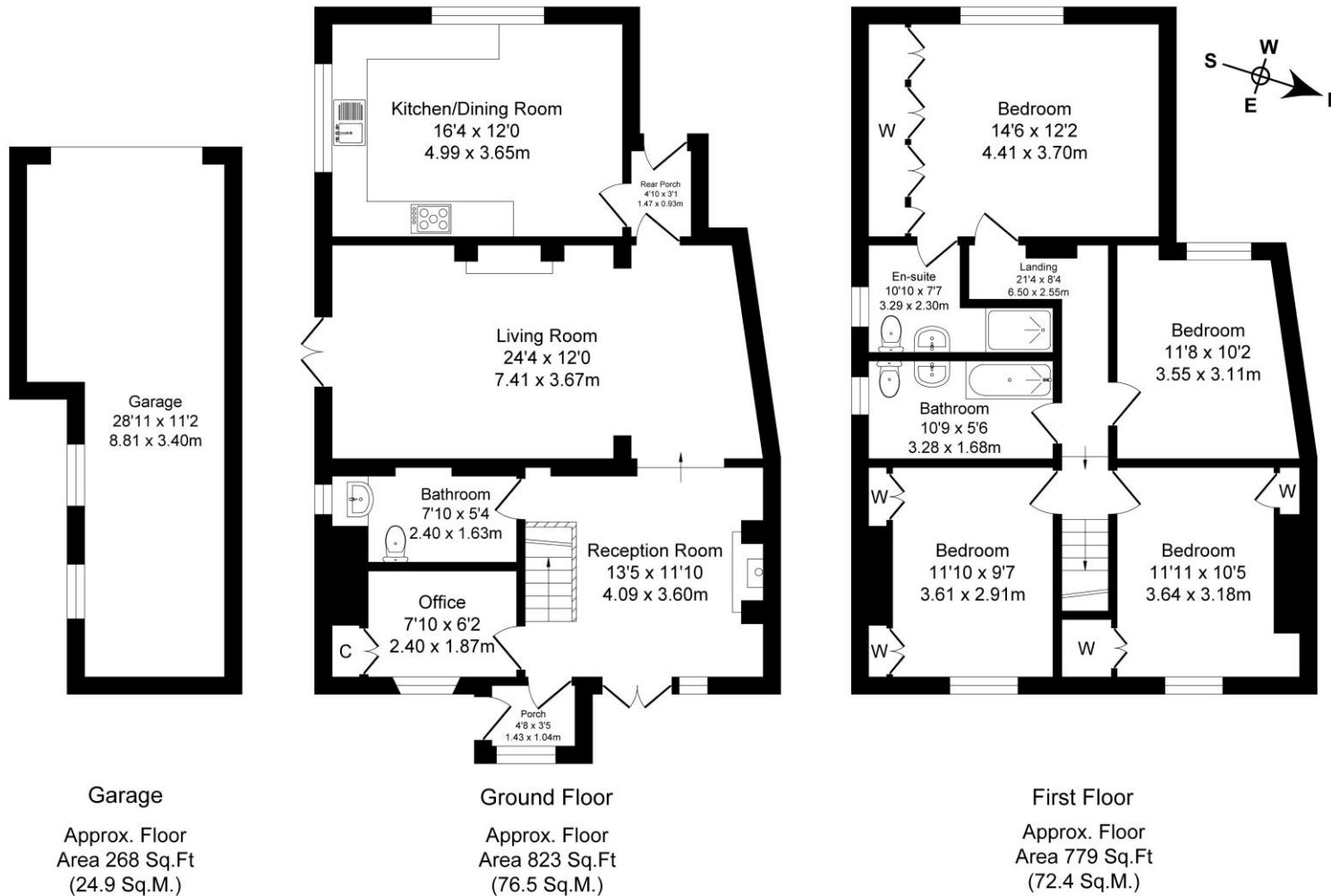
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Total Approx. Floor Area 1870 Sq.ft. (173.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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