

# 7 Stones Wharf Weston Rhyn Oswestry SY10 7TG



**3 Bedroom House - Detached**  
**Offers In The Region Of £269,995**

## The features

- BRAND NEW 3 BEDROOM DETACHED HOME - CANAL SIDE
- LOVELY ASPECT ALONG THE SHROPSHIRE UNION CANAL
- GENEROUS LOUNGE, KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN
- EARLY RESERVATION HIGHLY RECOMMENDED
- 5% DEPOSIT PAID
- RECEPTION HALL WITH CLOAKROOM
- 3 BEDROOMS AND FAMILY BATHROOM
- PERFECT FOR COMMUTERS



**\*\*\* STONES WHARF 3 BEDROOM DETACHED \*\*\***

**#INCENTIVES AVAILABLE ON SELECTED PLOTS.**

Welcome to the Malvern detached - this excellent 3 bedroom home is ideal for those looking to up or downsize. Affording spacious and light accommodation including Reception Hall with Cloakroom, generous sized Lounge with French doors to the garden, attractively fitted Kitchen / Dining Room, 3 Bedrooms and family Bathroom.

Stones Wharf - a unique development of 2, 3 and 4 bedroomed homes, nestled alongside the Shropshire Union (Llangollen) canal - this former sawmill is reputable local developer Shrewsbury Homes exciting new project creating 61 contemporary homes.

The property has the benefit of high energy insulation, gas central heating, driveway with parking and enclosed rear garden.

SHOW HOME OPEN EACH FRIDAY TO MONDAY 10.30AM TO 4.30PM

Early reservation highly recommended.

## Property details

### LOCATION

PLEASE NOTE - THE IMAGES SHOWN FOR 7 STONES WHARF ARE OF A SIMILAR HOUSE TYPE - TO THE REAR OF THIS PLOT ARE LOVELY VIEWS OVER THE CANAL.

Weston Rhyn is a self sufficient village and plays host to a primary school, two churches, public houses/restaurant, active village hall, takeaways and a short stroll from an M&S food store and Lion Quays Health Spa.

Stones Wharf backs onto the famous independent Moreton Hall school who's fields provide a lovely backdrop.

The nearby busy market Town of Oswestry boasts an excellent of amenities including major supermarkets, high street stores, banks, charming range of independent stores, numerous restaurants/public houses, cafe's, doctors and schools including Oswestry independent school and the Golf course.

For commuters to major Towns and Cities Weston Rhyn is conveniently placed between two Railway stations, Gobowen and Chirk which has links to Shrewsbury, Chester and London. The County Town of Shrewsbury is 22 miles away and the City of Chester 23 each access from the nearby A5 trunk road.

### RECEPTION HALL

Covered entrance with door leading to Reception Hall

### CLOAKROOM

With WC and wash hand basin. Radiator.

### LOUNGE/DINING ROOM

A generous sized room having window and double opening French doors leading onto the garden, media point, radiator.

### KITCHEN/BREAKFAST ROOM

The Kitchen has been fitted with range of contemporary units with integrated appliances.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

### BEDROOM 1

A generous double room with window to the rear, built in wardrobes, radiator.

### BEDROOM 2

A generous double room with window to the rear, built in wardrobes, radiator.

### BEDROOM 3

With window to the rear, radiator.

### BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiling from the stunning Porcelenosa range, heated towel rail.

### OUTSIDE

To the front is a block paved driveway with parking and enclosed rear garden and bordered to the rear by the Canal.

### GENERAL INFORMATION

NOTE - THE IMAGES SHOWN ARE THOSE OF THE VIEW HOME AND INDIVIDUAL PLOTS WILL DIFFER.

### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### NEED TO CONTACT US

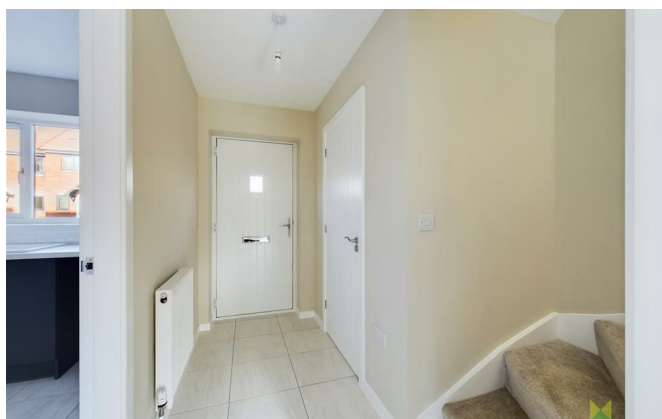
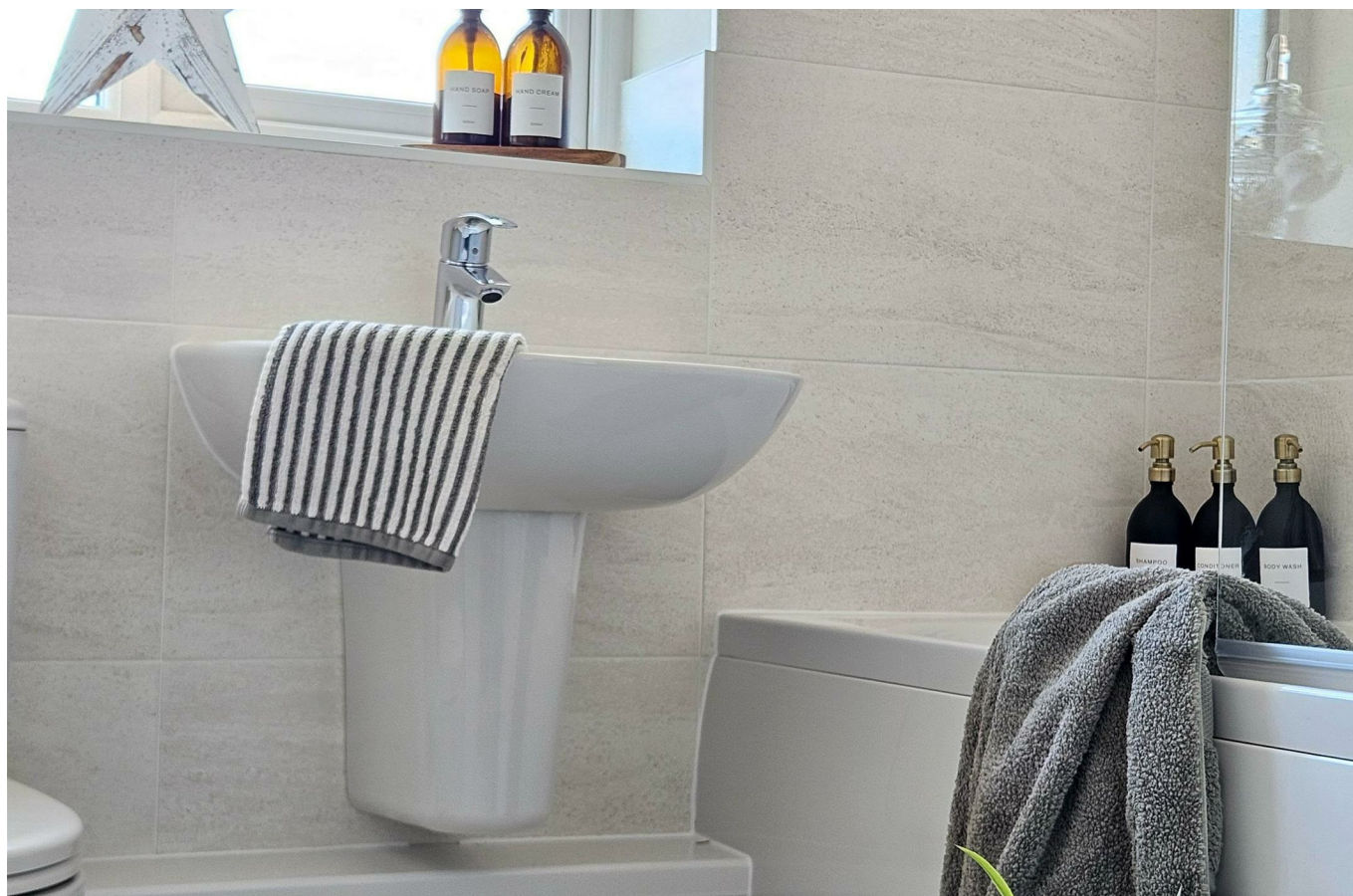
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

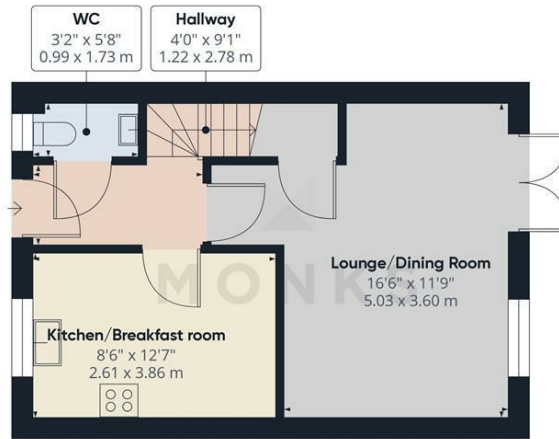


## 7 Stones Wharf, Weston Rhyn, Oswestry, SY10 7TG.

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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
760.25 ft<sup>2</sup>  
70.63 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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