

# 26 Stones Wharf Weston Rhyn Oswestry SY10 7TG



**3 Bedroom House - Mid Terrace**  
**Offers In The Region Of £239,950**

## The features

- BRAND NEW 3 BEDROOM HOME
- SHOW HOME NOW OPEN FOR VIEWING
- GENEROUS LOUNGE, KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN
- EARLY RESERVATION HIGHLY RECOMMENDED
- FABULOUS LOCATION ON THE EDGE OF THIS POPULAR VILLAGE
- RECEPTION HALL WITH CLOAKROOM
- 3 BEDROOMS AND FAMILY BATHROOM
- PERFECT FOR COMMUTERS



\*\*\* SHOW AND VIEW HOMES NOW OPEN \*\*\*

**INCENTIVES AVAILABLE ON SELECTED PLOTS.**

**This excellent 3 bedroom home 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.**

**The Show and View Homes are open each Friday to Monday 11.00am - 5.00pm. No appointment needed.**

**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.**

**Early reservation highly recommended.**

## Property details

### NOTE

The images shown are those of a Malvern house type and the Kitchen and tiling fittings vary from plot to plot. Please ask your sales advisor for further advise.

### LOCATION

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 double opening French doors leading to the garden, media point, radiator.

### KITCHEN

### 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

Another double room with window to the front, 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.

### GENERAL INFORMATION

PLEASE NOTE - THE IMAGES SHOWN ARE OF THE VIEW HOME - PLEASE ASK THE SALES NEGOTIATOR FOR SPECIFIC FINISHES FOR INDIVIDUAL PLOTS.

### 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

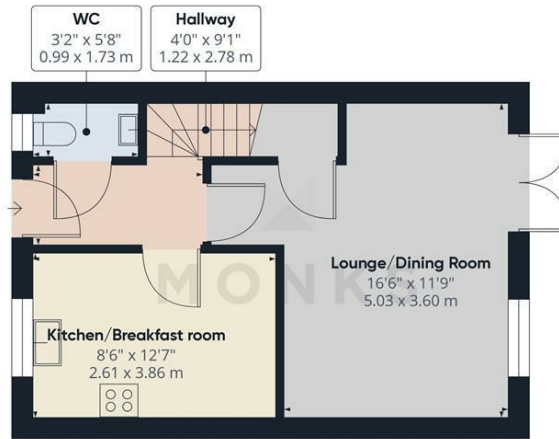
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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

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Floor 0



Floor 1



**Approximate total area<sup>(1)</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

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## 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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