

14 Hillview Weston Rhyn Oswestry SY10 7RJ



3 Bedroom House - Semi-Detached
Offers In The Region Of £220,000

The features

- WELL PRESENTED SEMI DETACHED HOME
- FITTED KITCHEN/ DINING ROOM
- TWO FURTHER BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- VIEWINGS ESSENTIAL
- LOUNGE WITH FEATURE LOG BURNER
- DOUBLE BEDROOM WITH FITTED WARDROBES
- RECENTLY FITTED FAMILY BATHROOM
- ENCLOSED GARDEN TO THE REAR
- ENERGY PERFORMANCE CERTIFICATE "C"



***** WELL PRESENTED THREE BEDROOM SEMI DETACHED *****

An opportunity to purchase this well presented three bedroom semi detached home situated in an enviable location in the heart of the village of Weston Rhyn having benefit of all it's amenities, with good travel links with the A5/ M54 motorway network and train station at the nearby village of Gobowen.

Briefly comprising of Entrance Hallway, Lounge, Kitchen/ Dining Room, Three Bedrooms and Family Bathroom.

Having the benefit of gas central heating, double glazing, an enclosed rear garden and off road parking to the front providing ample parking for multiple vehicles.

Viewings Essential

Property details

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. 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.

ENTRANCE HALLWAY

Storm porch covered entrance leads into the Entrance Hallway with stairs leading to the First Floor Landing. Radiator and door leading into,

LOUNGE

A well lit space with window to the front aspect. Chimney recess housing feature cast iron multi fuel burner set on a slate hearth, laminate flooring. Radiator, door opening to understairs storage cupboard, further door leading into,

KITCHEN/ DINING ROOM

A well presented kitchen fitted with a range of shaker style fronted base level units comprising of cupboards and drawers with worktop over. Single drainer stainless steel sink with mixer tap set into worktop. Eye level integrated double oven/ grill and five ring gas hob set into worktop with extractor hood over. Space and plumbing for appliances below worktop, partially tiled walls. two windows overlooking the rear aspect. Radiator and space for breakfast/ dining table.

CLOAKROOM

Fitted with WC and wash hand basin.

FIRST FLOOR LANDING

From the Entrance Hallway staircase leads to the First Floor Landing with window to the side aspect. Radiator, doors leading off,

BEDROOM 1

A good sized room with window to the front aspect. Radiator.

BEDROOM 2

Another good sized bedroom with window to the Rear aspect. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator

FAMILY BATHROOM

Beautifully and recently fitted suite comprising of L shaped bath, concealed WC and wash hand basin set into

vanity unit with wall mounted mirror above. Aqua panelled walls and vinyl flooring, window to the front aspect. Heated towel rail.

OUTSIDE

The property is approached over gravelled driveway which provides off road parking for multiple vehicles and leads to the covered storm porch entrance. Access to the side of the property under a purpose built wooden lean to, leading to the enclosed Rear Garden which has been laid majority with lawn. Patio area laid with slabs perfect for entertaining, brick built storage shed with plumbing and electrics and enclosed by fencing.

GENERAL INFORMATION

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 taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

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.

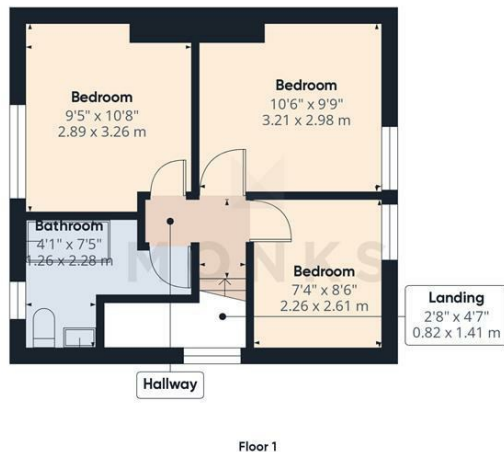
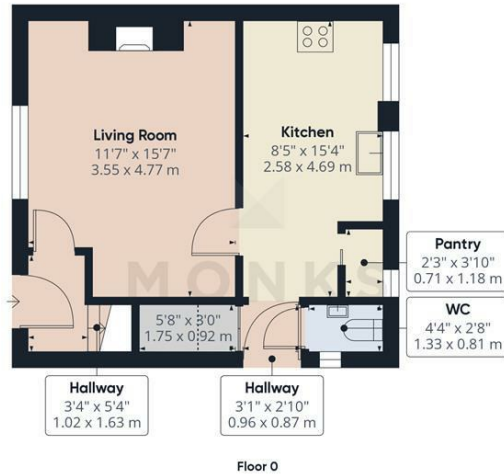
NEED TO CONTACT US

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.

14 Hillview, Weston Rhyn, Oswestry, SY10 7RJ.

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Approximate total area¹
 680.08 ft²
 63.18 m²

Reduced headroom
 9.07 ft²
 0.84 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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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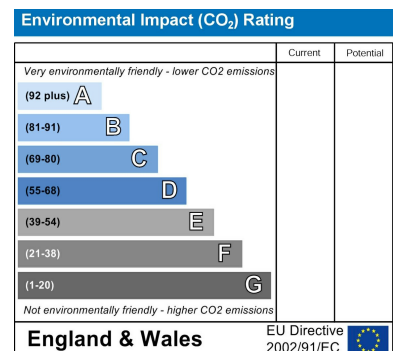
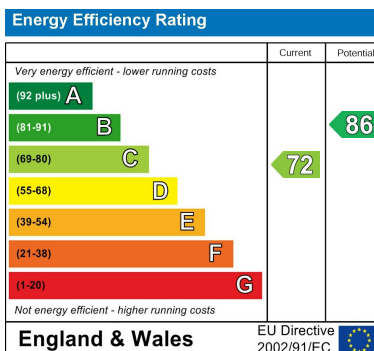
Oswestry office

16 Church Street, Oswestry,
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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



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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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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.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.