Plot 42 Stones Wharf
Weston Rhyn Oswestry
SY10 7TG

MONKS

4 Bedroom House - Detached
Offers In The Region Of £425,000

The features

- STUNNING DOUBLE FRONTED 4 BEDROOM DETACHED HOME
- HIGH ENERGY EFFICIENCY AND GAS CENTRAL HEATING
- LOVELY THROUGH LOUNGE WITH FRENCH DOORS
- PRINCIPAL BEDROOM WITH EN SUITE
- EARLY RESERVATION HIGHLY RECOMMENDED
- ENVIABLE LOCATION ALONGSIDE THE CANAL
- RECEPTION HALL WITH CLOAKROOM
- FABULOUS LIVING/DINING/KITCHEN WITH FRENCH DOORS
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM

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

INTRODUCING THE HAMPTON – located in an enviable plot with CANAL FRONTAGE.

Welcome to 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 Hampton is an excellent contemporary home double fronted detached home, perfect for a growing family and occupying an enviable position with good frontage and overlooking the Canal. This accommodation features Reception Hall with Cloakroom, lovely through Lounge, attractively fitted family Living/Dining/Kitchen with French doors to the garden, Utility Room, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

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

CGI'S ARE OF THE HAMPTON DESIGN AND FOR ILLUSTRATION PURPOSES.

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.

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
A generous Reception Hall with radiator.

CLOARKOOM
With WC and wash hand basin. Radiator.

LOUNGE
having windows to the front and side with lovely aspect over the canal, media point, radiator. Double opening doors to the

LOVELY LIVING/DINING/KITCHEN
A lovely room, perfect for those who love to entertain with ample space for sofa and dining table. The Kitchen will be fitted with an attractive range of contemporary units (with choice, subject to build stage).

UTILITY ROOM
with continuation of units to complement the Kitchen. Radiator and useful under stairs storage.

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

PRINCIPAL BEDROOM
An excellent room with window to the front, radiator, media point and fitted wardrobes.

EN SUITE SHOWER ROOM
with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds from the stunning Porcelenosa range, heated towel rail, window to the rear.

BEDROOM 2
having window to the front, radiator.

BEDROOM 3
With window to the rear, radiator.

BEDROOM 4
with window to the front, radiator.

FAMILY BATHROOM
With suite comprising panelled bath, 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
TENURE
We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that al 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 where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

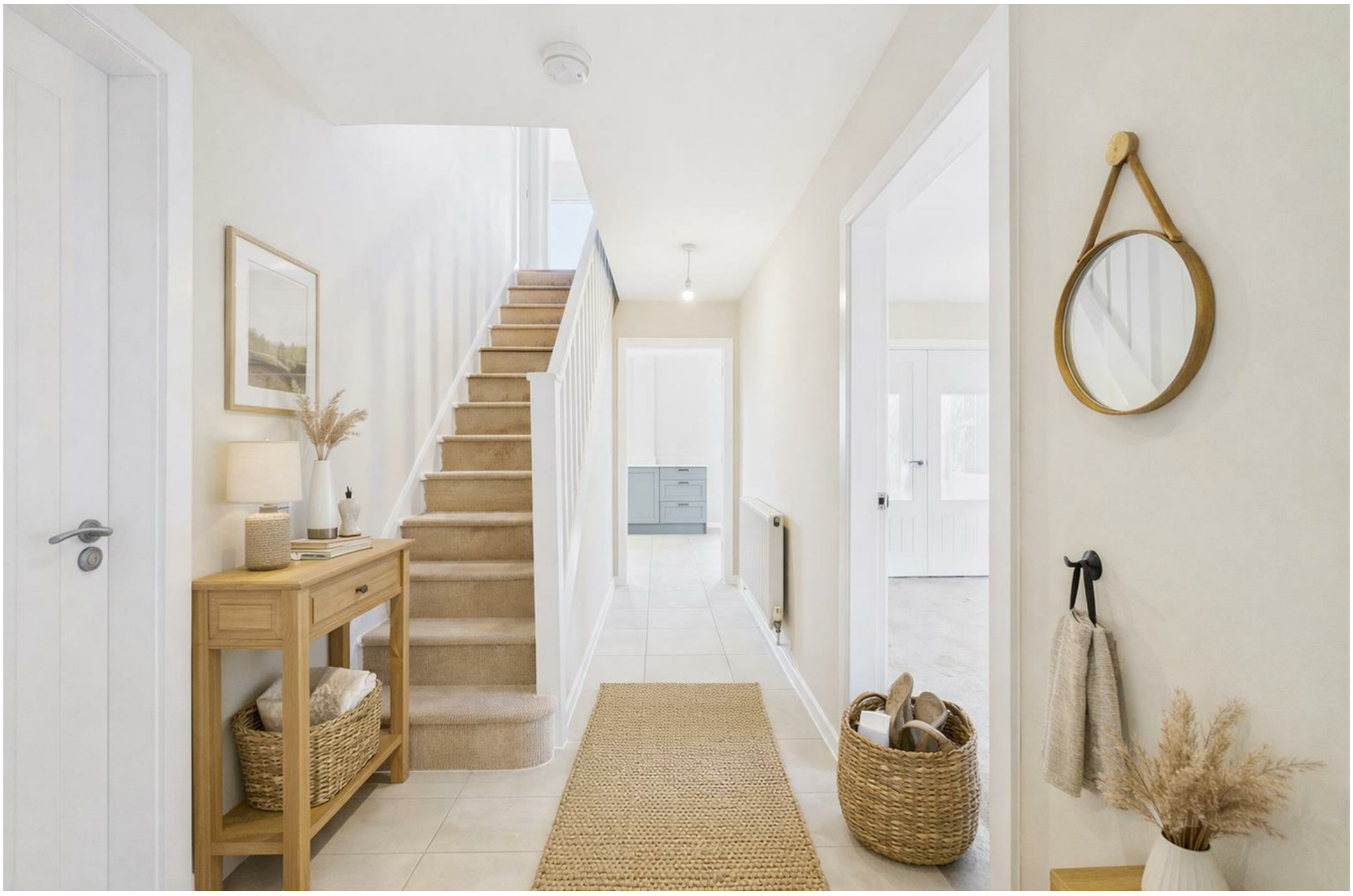
LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

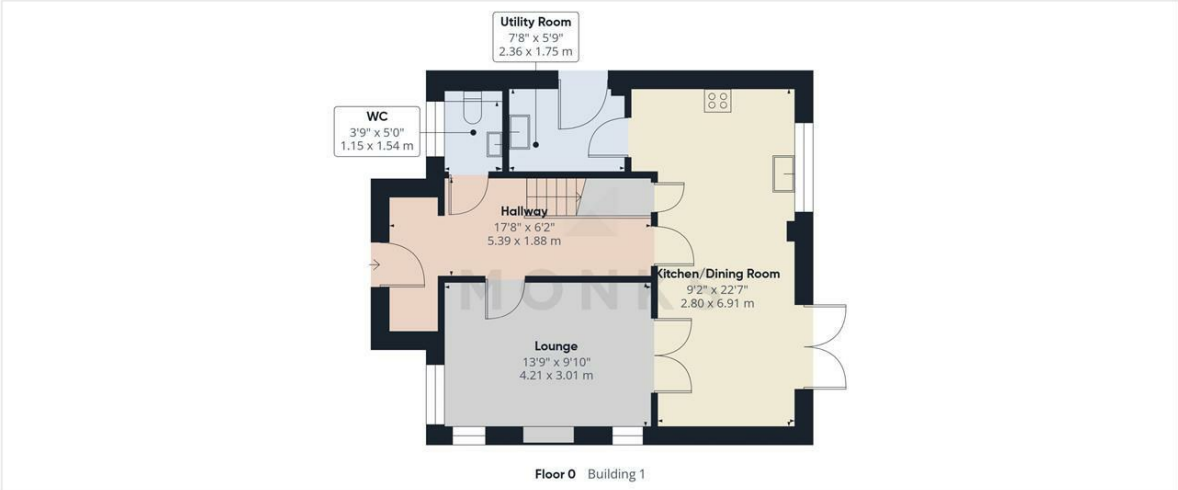
REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

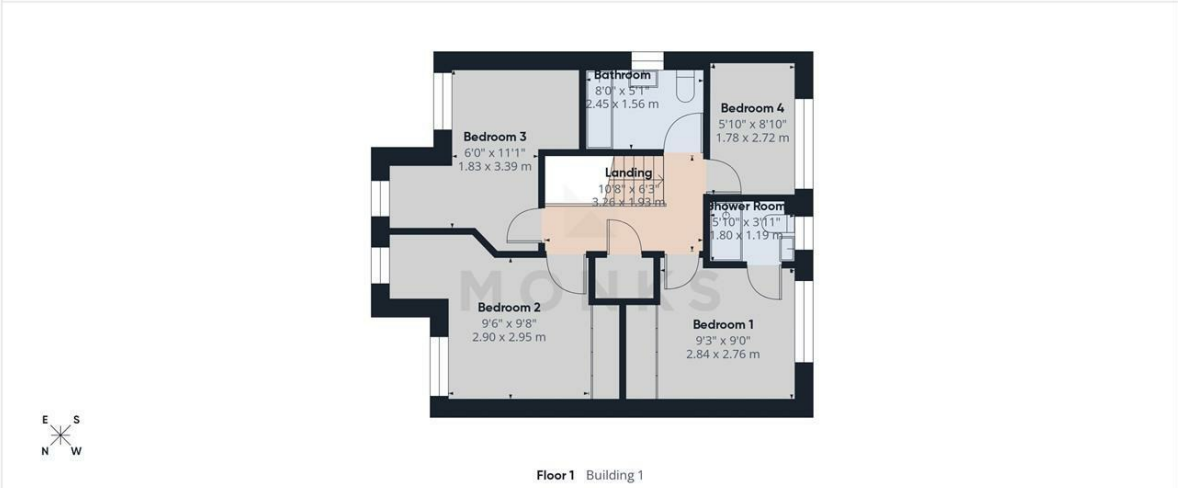
Plot 42 Stones Wharf, Weston Rhyn, Oswestry, SY10 7TG.

4 Bedroom House - Detached
Offers In The Region Of £425,000





Floor 0 Building 1



Floor 1 Building 1

MONKS

Approximate total area(1)

1050 ft²
97.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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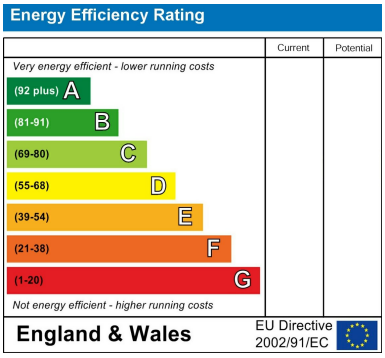

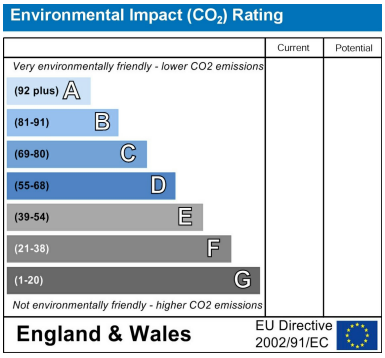

Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01691 674567
Email. info@monks.co.uk
Click. www.monks.co.uk

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, **O**riginal, **M**otivated, **E**mpathetic

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

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

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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

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