

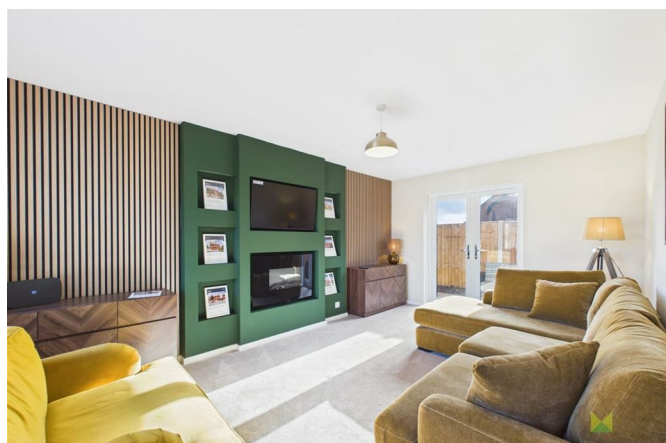
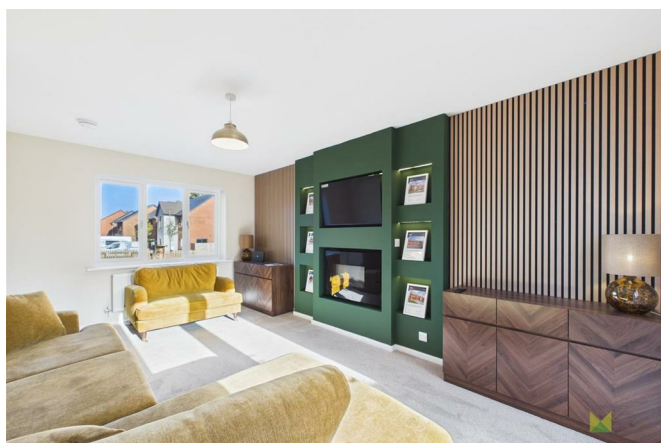
13 Stones Wharf Weston Rhyn Oswestry SY10 7TG



3 Bedroom House - Detached
Offers In The Region Of £325,000

The features

- IMPRESSIVE DOUBLE FRONTED CANAL SIDE, 3 BEDROOM DETACHED HOME
- RECEPTION HALL WITH CLOAKROOM
- EXCELLENT LIVING/DINING/KITCHEN AND UTILITY ROOM
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- READY FOR YOUR IMMEDIATE OCCUPATION
- BRAND NEW WITH HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- GENEROUS THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING, ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "



*** IMPRESSIVE 3 BEDROOM DETACHED WITH VIEWS OVER THE CANAL ***

Ready to move into and complete with flooring - this impressive newly built 3 bedroom home occupies an enviable location on the edge of the development with its garden backing onto the Canal - which provides the perfect back drop to unwind and watch the barge's sail by.

Located on the edge of this 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.

This excellent 3 bedroom double fronted detached home is ideal for those looking to up or downsize. Oozing lots of light this impressive home 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, 2 further Bedrooms and family Bathroom.

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

IMAGES ARE THOSE OF THE SHOW HOME AND FOR ILLUSTRATION PURPOSES ONLY.

Early reservation highly recommended.

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

Covered entrance with door leading to Reception Hall

CLOAKROOM

With WC and wash hand basin. Radiator.

THROUGH LOUNGE

A lovely light dual aspect room with window to the front and double opening French doors leading onto the garden, media point radiator.

LIVING/DINING/KITCHEN

A lovely room, naturally well lit with windows to the front and side and double opening French doors leading onto the garden. The Kitchen has been fitted with a range of contemporary units with appliances.

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

Another naturally well lit room with windows to the front and side. Fitted double wardrobe, media point, radiator.

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 side.

BEDROOM 2

having window to the side, radiator.

BEDROOM 3

with window to the front and side, 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 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

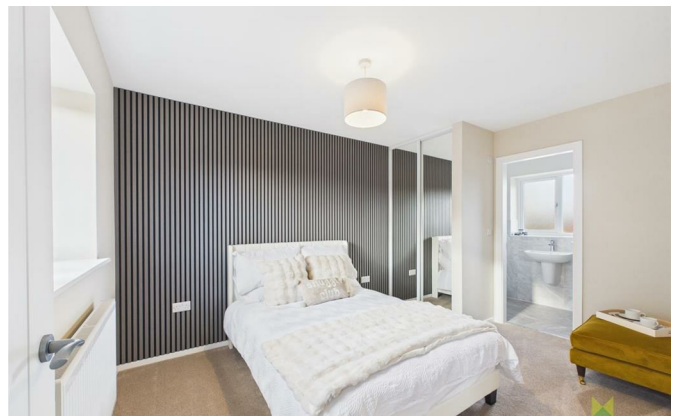
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

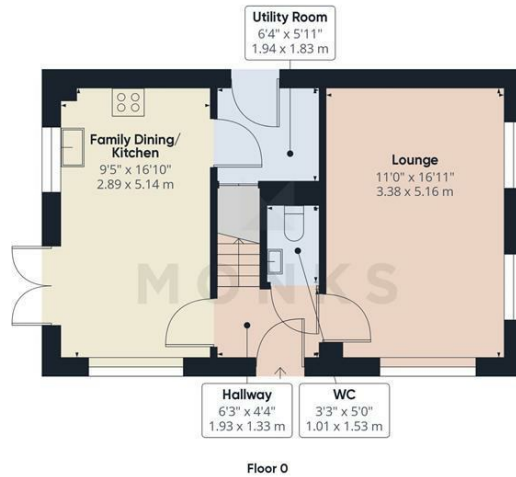
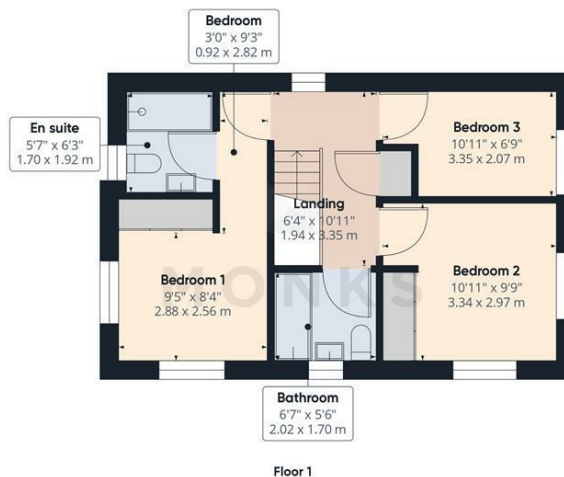
NEED TO CONTACT US

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.

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

3 Bedroom House - Detached
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Approximate total area[®]
886.25 ft²
82.33 m²

(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.

GIRAFFE 360



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Get in touch

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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- 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.
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