

11 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
- 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 THE VILLAGE
- RECEPTION HALL WITH CLOAKROOM
- 3 BEDROOMS AND FAMILY BATHROOM
- PERFECT FOR COMMUTERS



*** SHOW AND VIEW HOME OPEN EACH FRIDAY TO MONDAY ***

STAMP DUTY PAID DURING SEPTEMBER

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 10.30am - 4.30pm. 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

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 window and double opening French doors leading onto the garden, media point, radiator.

KITCHEN/BREAKFAST ROOM

The Kitchen will be fitted with an attractive range of contemporary units (with choice, subject to build stage), window to the front.

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 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.

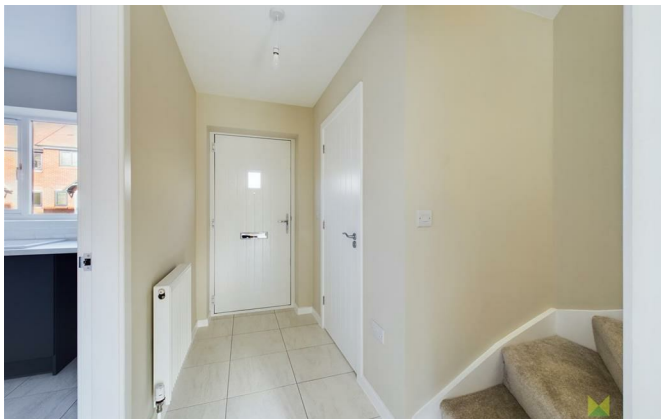
NEED TO CONTACT US

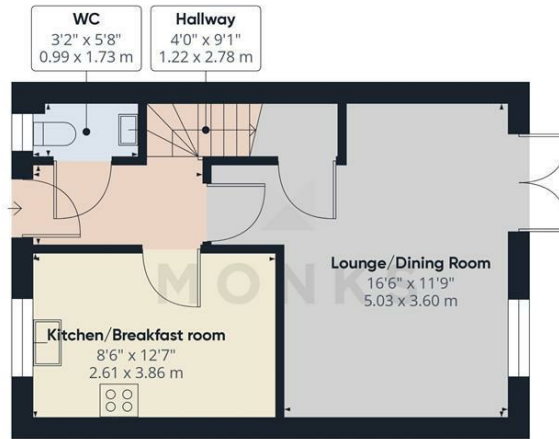
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Floor 0



Floor 1



Approximate total area[®]
760.25 ft²
70.63 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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 (CO₂) 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	

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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.
- 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.
- 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.