

# 28 Stones Wharf Weston Rhyn Oswestry SY10 7TG



2 Bedroom House - Terraced  
Offers In The Region Of £229,950

## The features

- LOVELY 2 BEDROOM END MEWS HOME
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- GOOD SIZED LOUNGE/DINING ROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- EARLY RESERVATION HIGHLY RECOMMENDED.
- ENVIABLE CUL DE SAC LOCATION
- RECEPTION HALL WITH CLOARKROOM
- ATTRACTIVE FITTED KITCHEN
- DRIVEWAY WITH PARKING, ENCLOSED GARDEN



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

INCENTIVES AVAILABLE ON SELECTIVE PLOTS- PLEASE SPEAK WITH THE SALE NEGOTIATOR ON SITE.

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 Cottesmore, - A lovely 2 bedroom Mews Home perfect for first time buyer or investor and which offers spacious accommodation including Reception Hall with Cloakroom, Lounge/Dining Room, attractive fitted Kitchen, 2 double Bedrooms and Bathroom. PLEASE NOTE THE IMAGERY SHOWN IS OF A MID MEWS, PLOT 14 IS AN END MEWS - this is for illustration purposes only.

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

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

having two windows to the front, fitted wardrobe, radiator.

### BEDROOM 2

with window overlooking 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

#### 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

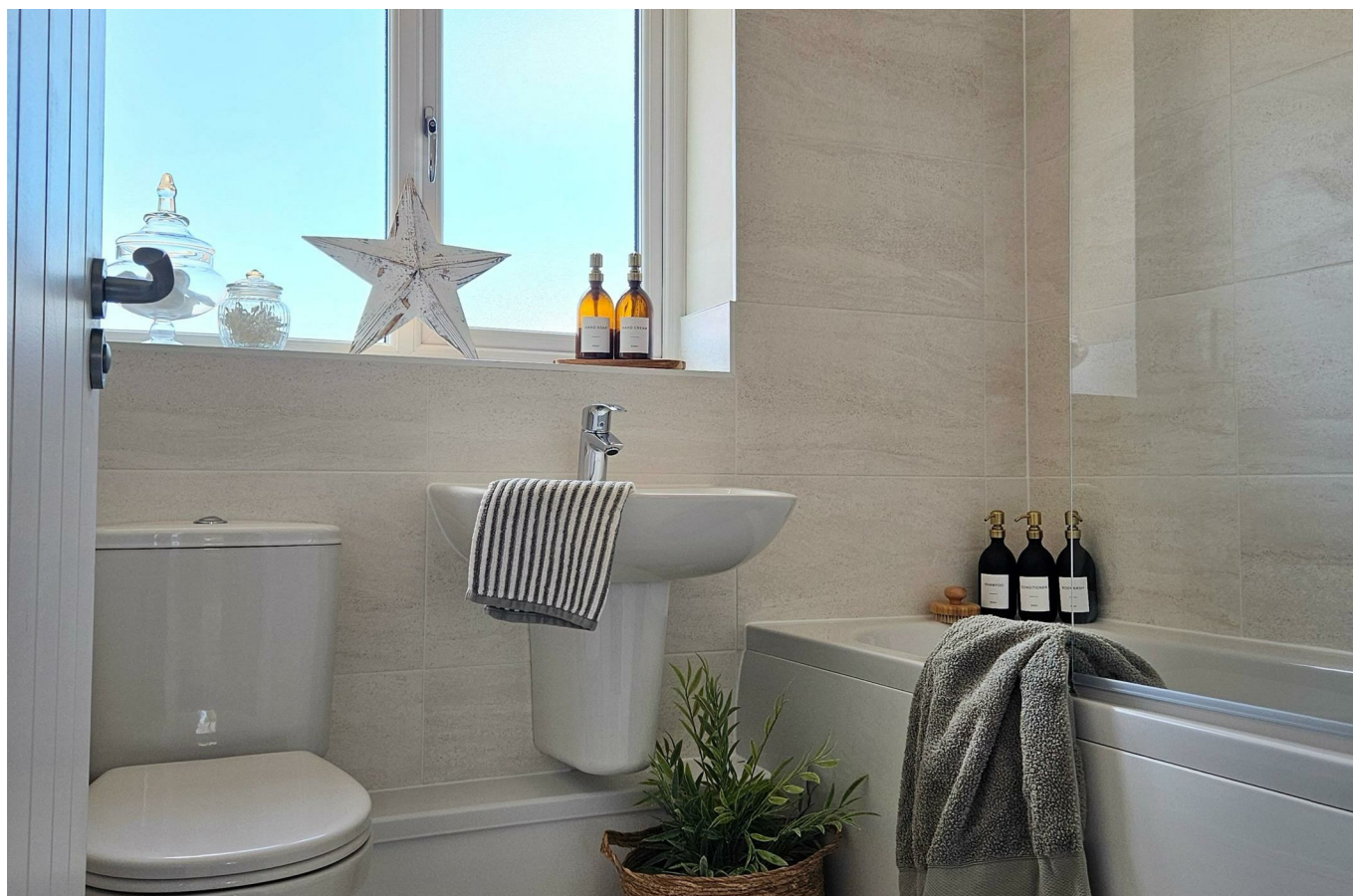
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

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## Get in touch

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## Oswestry office

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Shropshire, SY11 2SP

## 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<br>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<br>2002/91/EC |           |

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.

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