2 The Woodlands
Weston Rhyn Oswestry
SY10 7RD

MONKS

4 Bedroom House
Asking Price £435,000

The features

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- VERSATILE LIVING INCLUDING STUDY AND SUNROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- INTEGRAL GARAGE WITH ELECTRIC DOOR | EV CHARGING
- ENCLOSED REAR GARDEN WITH PAVED PATIO AND AWNING
- ENVIABLE POSITION WITH FAR REACHING RURAL VIEWS
- GENEROUS KITCHEN/ DINING WITH APPLIANCES
- LARGE BLOCK PAVED DRIVEWAY WITH OFF ROAD PARKING
- SOLAR PANELS OFFERING ENERGY EFFICIENCY BENEFITS
- CONVIENIENT VILLAGE LOCATION CLOSE TO AMENITIES

***** SPACIOUS FOUR BEDROOM HOME- RURAL VIEWS *****

Monks are delighted to market this spacious four bedroom detached family home offering spacious and versatile living accommodation, perfect for the growing family and today's modern living.

Occupying an enviable position on the edge of the popular village of Weston Rhyn, having ease of access to a range of local amenities and the nearby Market Town of Oswestry, along with several local transport links.

Briefly comprising of entrance hallway, lounge, study, kitchen/ dining room, sunroom, boot room, cloakroom, utility room, principal bedroom with en suite, three further bedrooms and family bathroom.

Having benefit of spacious living accommodation, driveway and garage with off road parking, solar panels, enclosed good sized rear garden.

Viewings essential

Property details

LOCATION

ENTRANCE HALLWAY
Covered entrance with door leading into the Entrance Hallway. Staircase leads to the First Floor Landing, tiled flooring. Radiator, doors leading off,

LOUNGE
With bay window to the front aspect, engineered oak flooring. Radiator,

STUDY
With window to the front aspect. Radiator.

KITCHEN/ DINING ROOM
The kitchen has been attractively fitted with a range of shaker style fronted base level units comprising of cupboards and drawers with wooden work surface over. One and a half bowl composite drainer sink, space for double width oven, tiled splashback and extractor hood over. Integrated fridge/ freezer and dishwasher with matching fascia panel. Tiled flooring, peninsular divide with breakfast bar overhand.
DINING AREA- Tiled flooring, ample space for dining table, leading into.

SUNROOM
Being of brick based and sealed unit with windows overlooking the rear garden and the rural views. Tiled flooring. doors leading out to the Rear Garden.

BOOTROOM
Tiled flooring, door leading into the Rear Garden.

CLOAKROOM
With window to the side aspect, WC and wash hand basin with complimentary tiled splashback.

UTILITY ROOM
Base level unit with work surface over. Washing machine and tumble dryer below, one and a half bowl drainer sink set into base level unit.

FIRST FLOOR LANDING
Staircase leads from the Entrance Hallway to the First Floor Landing. Access to loft space. Doors leading off,

PRINCIPAL BEDROOM
With window to the front aspect. Radiator, door leading into,

EN SUITE
With window to the side aspect and suite comprising of shower cubicle, Wc and wash hand basin. Radiator.

BEDROOM 2
With window to the front aspect. Radiator, door opening to storage cupboard.

BEDROOM 3
With window to the rear aspect. Radiator.

BEDROOM 4
With window to the rear aspect. Radiator.

BATHROOM
With window to the rear aspect and suite comprising of panelled bath, WC and vanity unit housing wash hand basin. Partially tiled walls. Radiator.

GARAGE
With electric door to the front aspect, providing ample space for storage

OUTSIDE
To the front of the property there is a large block paved driveway offering ample off road parking, area laid with lawn and access to the rear garden.

The rear garden benefits from fabulous rural aspect views. Paved patio providing perfect space for entertaining with friends and family and having electric motorised awning. Area laid with lawn, enclosed with low level fencing.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold . We 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 B- again we would recommend this is verified during pre-contract enquiries.

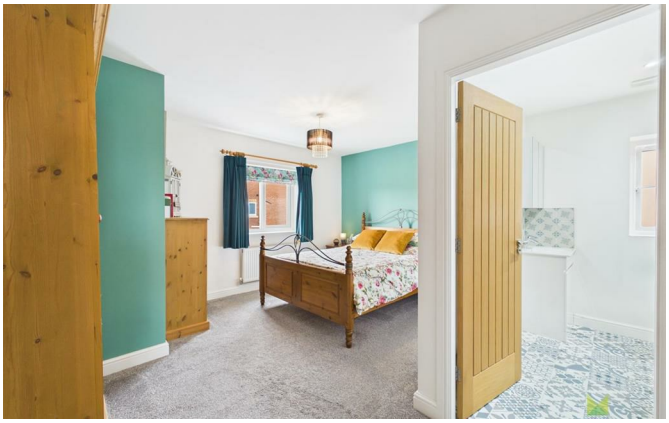
FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will 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.

MONKS



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4 Bedroom House
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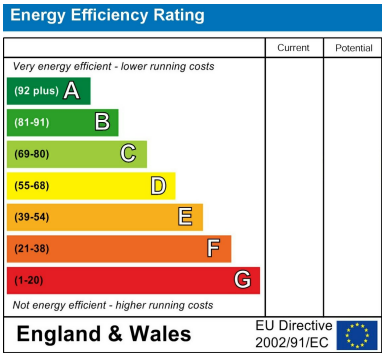

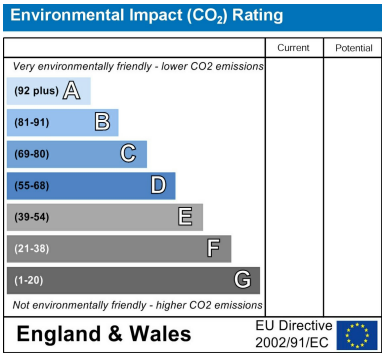

Judy Bourne

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

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