

**WOODHEAD**  
OSWESTRY SALES & LETTINGS



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Plan produced using PlanUp.



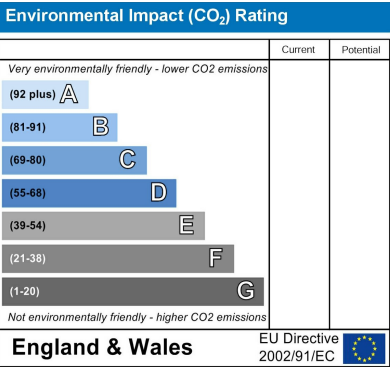
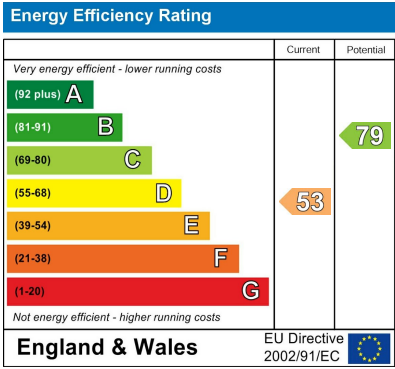
## 1 Vine Cottages , Oswestry, SY10 7SD

### Offers in the region of £205,000

Nestled in the charming village of Weston Rhyn, Oswestry, this delightful three-bedroom cottage, dating back to 1858, offers a unique blend of character and modern living. The property exudes a warm and inviting atmosphere, making it an ideal home for families or those seeking a peaceful retreat.

As you step inside, you are greeted by traditional features that reflect the cottage's rich history, including exposed beams and original fireplaces. The spacious living areas provide ample room for relaxation and entertaining, while the well-appointed kitchen is perfect for culinary enthusiasts. Each of the three bedrooms is generously sized, offering comfortable spaces for rest and privacy.

The surrounding area is equally appealing, with picturesque countryside views and a friendly community atmosphere. Weston Rhyn boasts convenient access to local amenities, ensuring that daily necessities are within easy reach. Additionally, the nearby town of Oswestry offers a wider range of shops, restaurants, and recreational facilities.



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999  
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**Weston Rhyn**

Weston Rhyn has infant and junior schools, a post office in the church on a Thursday, village shop and public house. There is also a hairdressers and a chinese/chip shop. There is a community hall ('The Institute') St John's Church and a local public house. There are bus stops with an hourly service Monday-Saturday into Oswestry (10mins), Chirk (5mins.) and Wrexham (40mins). The towns of Chirk 1 miles approx. and Oswestry 5 miles approx are nearby and both have a wide variety of shops, café's and restaurants. The A5 gives access to road links to Chester, Shrewsbury and Wrexham, whilst Chirk railway station provides direct hourly services to Wrexham, Chester (change for Liverpool, Manchester and London) and Holyhead. Gobowen station is 3 miles away with direct services to Shrewsbury, Newport and Cardiff as well as to Birmingham New Street and Airport. Nearby places of interest are the world famous Chirk Aqueduct, Llangollen Canal and Chirk Castle.

**Entrance Hall**

This property is access via a solid wooden door entering into a Hallway with tiled floor and light.

**Reception Room**

4.286 x 3.393 (14'0" x 11'1")

Lounge, Front aspect bay sash windows, log burner, herringbone wooden flooring and a double panel radiator with thermostatic valve.

**Reception Room 2**

3.699 x 4.361 (12'1" x 14'3")

Dining room, Front aspect bay sash windows, Gas fire, carpet and double panel radiator with thermostatic valve.



**Kitchen**

3.665 x 1.987 (12'0" x 6'6")

Rear aspect windows and solid wooden door, stainless steel sink unit with mixer tap over, space for oven and dishwasher. Tiled flooring.



**Utility**

3.386 x 2.664 (11'1" x 8'8")

Rear aspect replacement windows, single panel radiator, Worcester boiler and tiled flooring. Space and plumbing for washing machine.

**Landing**

Loft hatch, loft has been insulated.

**Bedroom 1**

3.662 x 3.566 (12'0" x 11'8")

Front aspect windows, carpet and double panel radiator with thermostatic valve.



**Bedroom 2**

3.582 x 3.445 (11'9" x 11'3")

Front aspect windows, built in cupboard, wooden flooring and a single panel radiator with thermostatic valve.



**Bedroom 3**

3.393 x 1.953 (11'1" x 6'4")

Rear aspect windows, single panel radiator with thermostatic valve. Carpet throughout.

**Bathroom**

3.111 x 3.686 (10'2" x 12'1")

Rear aspect frosted glass windows, the bathroom contains a bath, shower cubicle, wash hand basin with mixer tap over, low level WC, Double panel radiator and carpet flooring.



**Rear Garden**

With right of access, courtyard and outhouse.

**Front garden**

Private gated central path leading to front door with lawn either side



**VIEWINGS**

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

**HOURS OF BUSINESS**

Monday - Friday 9.30am - 5.00pm  
Saturday 9.00am - 1.00pm  
Sunday Closed.

**COUNCIL TAX**

The council tax band for the property is 'A' and the local authority is Shropshire.

**MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

**SERVICES**

We have been informed by the seller that the property benefits from mains water: mains drainage: gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.