

HAYLEY JACKSON

POWERED BY
exp UK



Holly Grange, Rhoswiell, Weston Rhyn, SY10 7TU





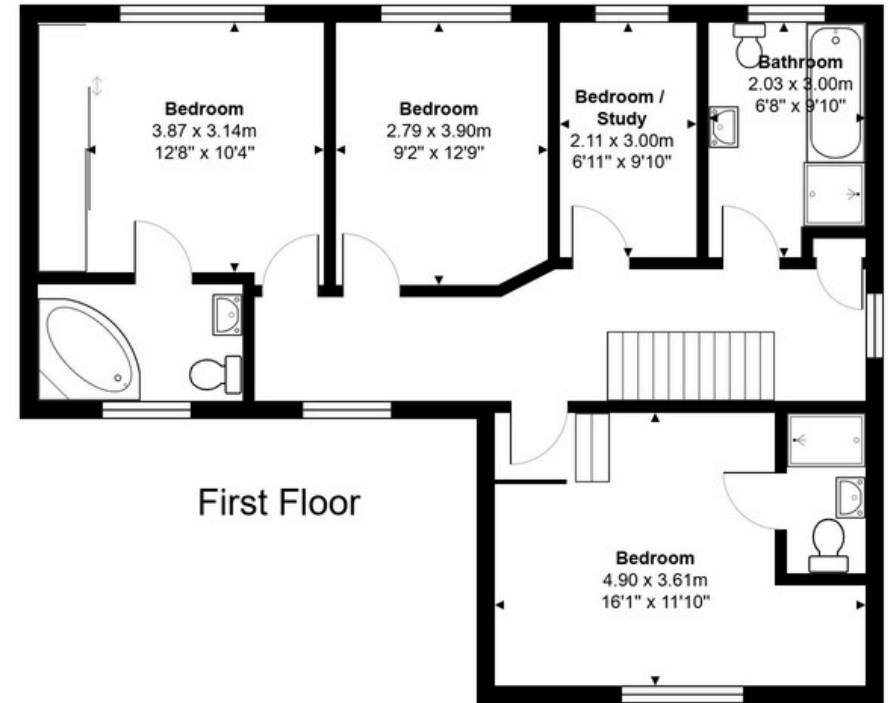
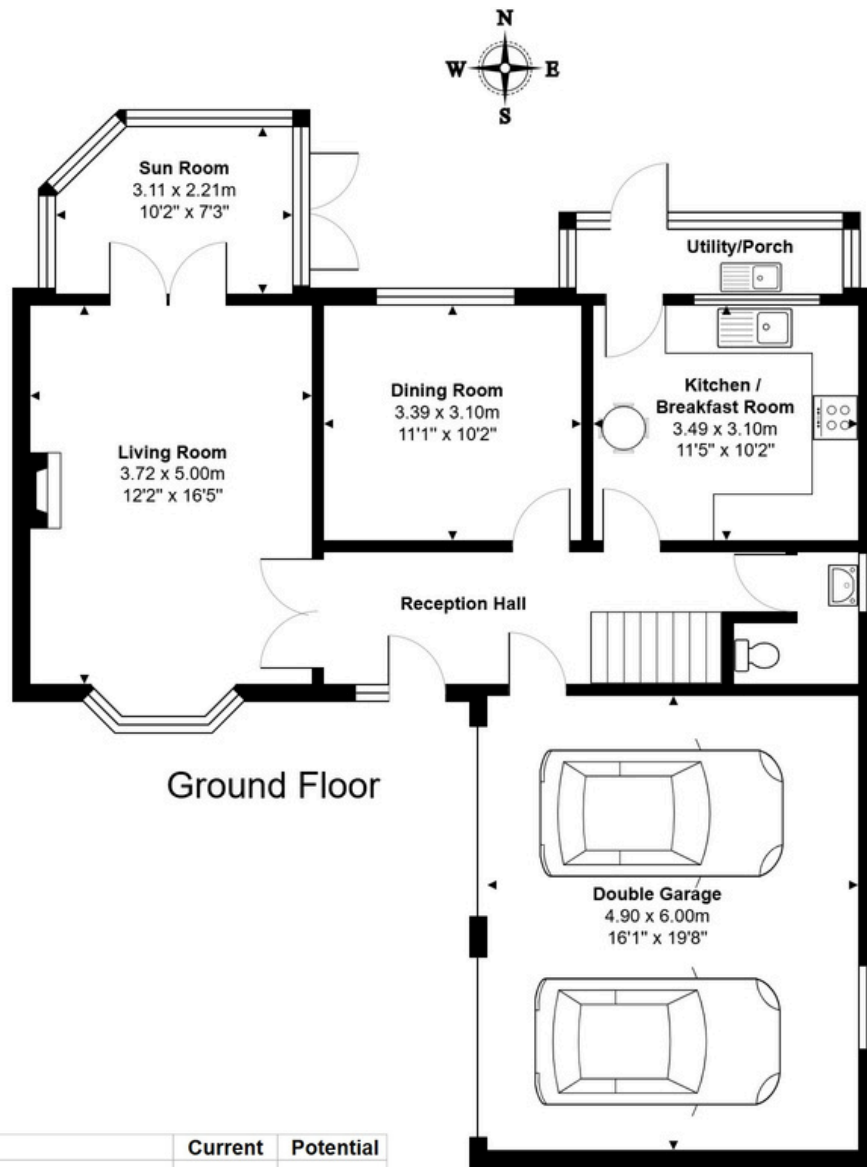












All measurements and visuals are approximate and for display purposes only!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

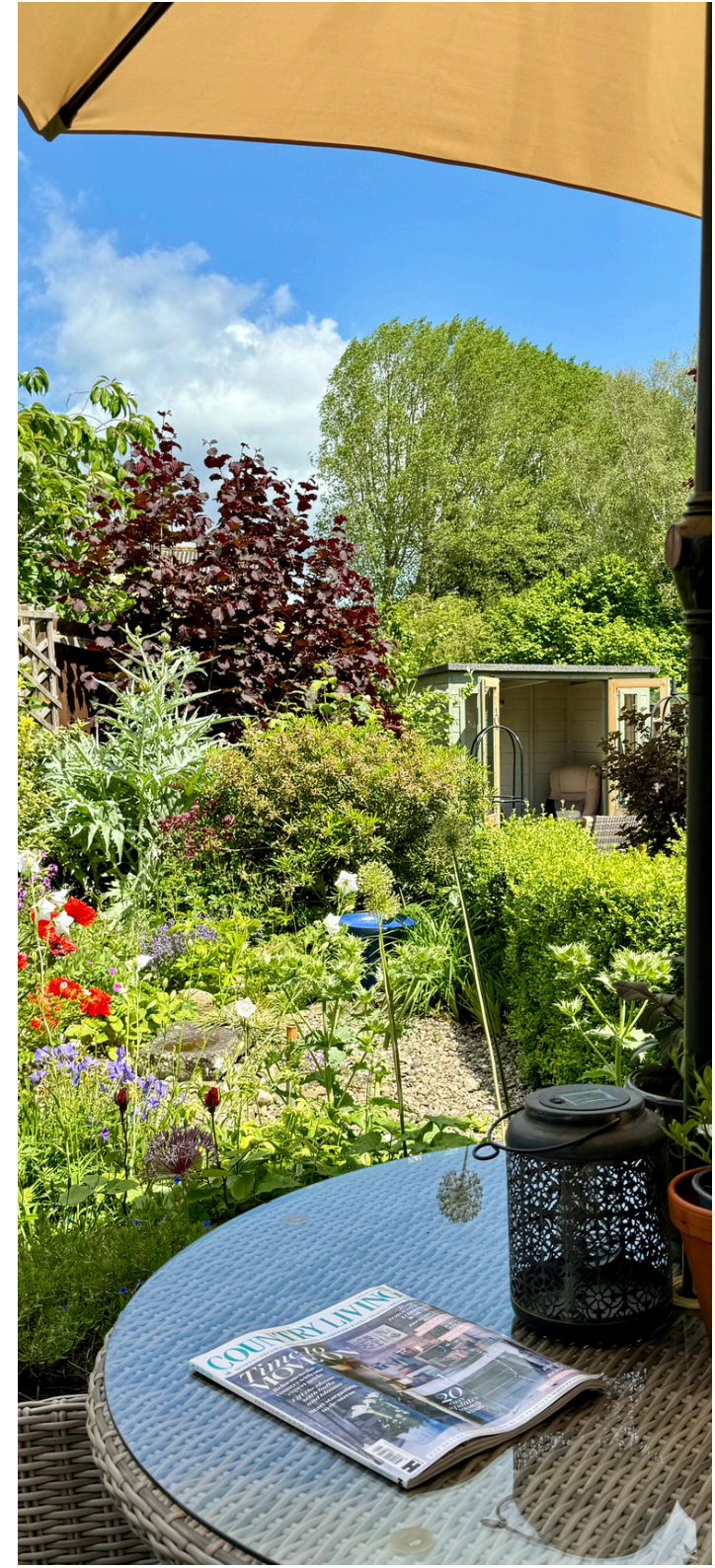
This four bedroom detached family home is situated in a most pleasant and convenient location close to the Llangollen Canal. The accommodation comprises, Reception Hall, Cloakroom, Living Room, Sun Room, Dining Room, Kitchen Breakfast Room, Utility/Porch, Landing, Principle Bedroom with Ensuite Bathroom, Bedroom Two with Ensuite Shower Room, Two further Bedrooms, Bathroom, Double Garage, Gardens and Parking. Warmed by gas fired central heating and benefits from UPVC double glazing.

The entrance door leads into the Reception Hall with staircase leading to the First Floor with access to the Double Garage and Cloakroom. The Living Room is dual aspect, warm and inviting with double doors through to the Sun Room, an ideal place for reading overlooking into the Gardens. The property is complimented by a separate Dining Room which is next to the Kitchen Breakfast Room with useful Utility Porch leading off.

The First Floor landing is bright and airy with access to the Principle Bedroom with excellent fitted wardrobe and Ensuite Bathroom, Bedroom Two with Ensuite Shower Room and the Two further Bedrooms, are served by a lovely Bathroom with bath and shower unit.

The Gardens are a superb notable feature planted to a high specification with various flowering plants, shrubs and herbaceous species. Love, care and attention to detail has been placed into the Garden to ensure a colourful scene in keeping with the time of year. There is a paved patio area, ideal for outside entertaining and dining. The rear garden provides a Garden Reading Room/Sun Room which overlooks the Garden and back to the property. The front garden extends along the avenue and is planted to a high standard.

The Double Garage provides parking and storage space with two car parking spaces to the front. Gas fired central heating boiler.





HAYLEY JACKSON

POWERED BY
exp UK

Council Tax Band – Band D

Shropshire Council – Shropshire Council,
Shirehall, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6ND

Tenure – Freehold. Confirmation should be
sought via a purchasers legal advisor.

Services – We understand that the property
benefits from mains gas, mains electricity,
drainage and water. Confirmation should be
sought via a purchasers legal advisor.



Notes – Viewing strictly by
arrangement with the Agent. All
measurements set out in these sale
particulars are approximate and are for
guidance purposes only. Apparatus,
equipment, systems or services etc
have been not tested, and cannot
confirm that they are in full working
order or fit for their purpose. No
assumption should be made as to
compliance with consents or current
usage. Nothing in these particulars
indicate that any fixtures or fittings,
unless itemised, form any part of the
property offered for sale. While we
endeavour to make our sale details
accurate and reliable if there is
anything of particular importance to
you, please contact us.

Viewing strictly via the property agent



07359393122 / hayleyjackson@exp.uk.com / hayley.jackson.exp.uk.com