

# Plot 30 Stones Wharf Weston Rhyn Oswestry SY10 7TG



**3 Bedroom House - Detached**  
**Offers In The Region Of £345,000**

## The features

- IMPRESSIVE DOUBLE FRONTED CANAL SIDE, 3 BEDROOM DETACHED HOME
- RECEPTION HALL WITH CLOAKROOM
- EXCELLENT LIVING/DINING/KITCHEN AND UTILITY ROOM
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- EARLY RESERVATION RECOMMENDED.
- BRAND NEW WITH HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- GENEROUS THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING, ENCLOSED REAR GARDEN





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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.

Introducing The Stowe, located on an enviable plot, canal side with lovely aspect, this excellent 3 bedroom double fronted detached home is ideal for those looking to up or downsize. Oozing lots of light this impressive home features Reception Hall with Cloakroom, lovely through Lounge, attractively fitted family Living / Dining / Kitchen with French doors to the garden, Utility Room, Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking and enclosed rear garden.

## 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.

### THROUGH LOUNGE

A lovely light room having windows to the front, side and rear, media point, radiator.

### LIVING/DINING/KITCHEN

A lovely room, naturally well lit with windows to the front and side and double opening French doors leading onto the garden. The Kitchen will be fitted with an attractive range of contemporary units (with choice, subject to build stage).

### UTILITY ROOM

with continuation of units to complement the Kitchen. Radiator and useful under stairs storage.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

### PRINCIPAL BEDROOM

Another naturally well lit room with windows to the front and side. Fitted double wardrobe, media point, radiator.

### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds from the stunning Porcelenosa range, heated towel rail, window to the side.

### BEDROOM 2

having window to the side, radiator.

### BEDROOM 3

with window to the front and side, radiator.

### FAMILY BATHROOM

With suite comprising panelled bath, 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](https://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

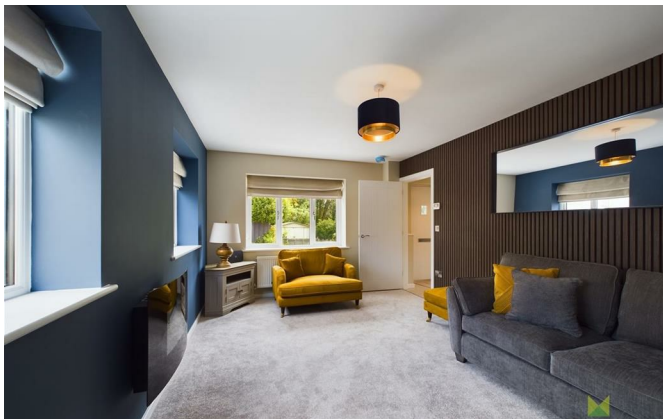
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

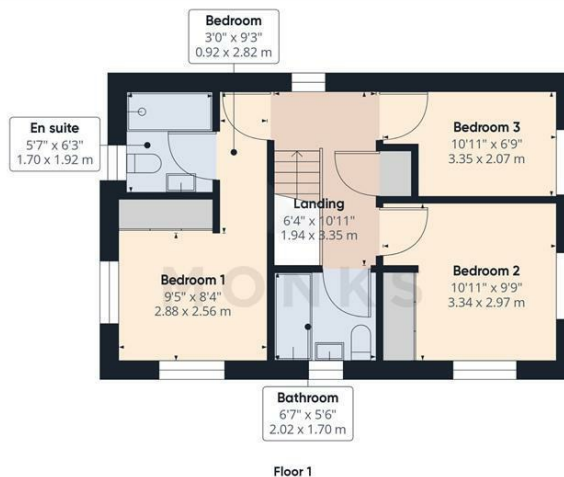
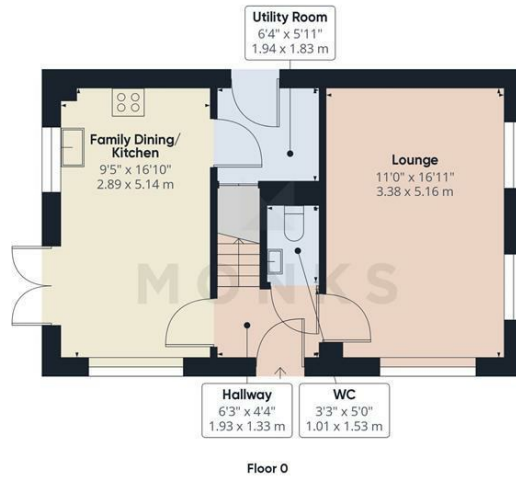
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Approximate total area<sup>®</sup>  
886.25 ft<sup>2</sup>  
82.33 m<sup>2</sup>

(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.

GIRAFFE 360



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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 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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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