

# 28 The Meads Weston Rhyn Oswestry SY10 7SH



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £169,500**

## The features

- NON STANDARD CONSTRUCTION-WIMPY NO-FINES
- SPACIOUS THROUGH LOUNGE
- 3 BEDROOMS AND BATHROOM
- PERFECT FOR FIRST TIME BUYERS AND COMMUTERS
- EPC RATING E
- MUCH SOUGHT AFTER VILLAGE LOCATION WITH AMENITIES
- KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING
- VIEWING RECOMMENDED.



\*\*\* ENVIABLE VILLAGE LOCATION \*\*\*

Please note, the property is Non-Standard Construction- We have been advised that the build is Wimpy No-Fines.

An opportunity to purchase this 3 bedroom house, perfect for a growing family or buy to let.

Ideally placed for commuters with ease of access to the A5/M54 motorway network and within a short stroll from local amenities including school.

The accommodation briefly comprises Reception Hall, through Lounge, Kitchen/Dining Room, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and good sized gardens.

Viewing 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. 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 opening to Reception Hall, tiled floor, radiator.

### LOUNGE

A good sized through room, naturally well lit with windows to the front and rear. Wooden fire surround, media point, radiators.

### KITCHEN/DINING ROOM

attractively fitted with range of soft grey fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine, integrated fridge with matching fascia panel. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units, space for dining table, tiled floor, radiator. Door to the side and window overlooking the garden. Useful storage cupboard.

### FIRST FLOOR LANDING

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

### BEDROOM 1

with window overlooking the front, radiator.

### BEDROOM 2

with window overlooking the front, radiator.

### BEDROOM 3

with window overlooking the rear, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property occupies an excellent sized corner plot approached over driveway with parking and then having gardens laid to the front, side and rear, enclosed with hedging and fencing.

### 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 mains water, electricity, gas and drainage are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - 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.



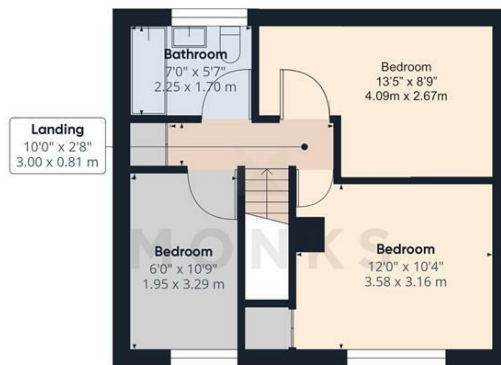
## 28 The Meads, Weston Rhyn, Oswestry, SY10 7SH.

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Floor 0



Floor 1



**Approximate total area<sup>1)</sup>**  
798.60 ft<sup>2</sup>  
74.19 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.

GIRAFFE360



## Judy Bourne

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## Get in touch

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## Oswestry office

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## 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 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 2002/91/EC	

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