

21 Aspen Grange Weston Rhyn Oswestry SY10 7TS



4 Bedroom House - Detached
Offers In The Region Of £325,000

The features

- NO ONWARD CHAIN
- SEPARATE LOUNGE AND DINING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- DRIVEWAY WITH OFF ROAD PARKING AND GARAGE
- FIBRE BROADBAND TO PROPERTY
- OCCUPYING AN ENVIABLE CUL DE SAC LOCATION
- KITCHEN WITH FREESTANDING APPLIANCES
- THREE FURTHER DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "



*** BEAUTIFULLY PRESENTED DETACHED FAMILY HOME ***

An opportunity to purchase this well presented and looked after four bedroom detached family home, offered for sale with the additional benefit of no onwards chain.

Occupying an enviable position in the heart of the self sufficient village of Weston Rhyn which has a range of amenities and ease of access to the A5/M54/M56 motorway network.

Briefly comprising of Reception Hallway, Lounge, Kitchen, Dining Room, Utility Room and Cloakroom, Four Bedrooms and Family Bathroom.

Having the benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden.

Viewings Essential.

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 drive from an M&S food store and Lion Quays Health Spa. The nearby busy market Town of Oswestry boasts an excellent range of amenities including major supermarkets, high street stores, banks, charming range of independent stores, numerous restaurants/public houses, cafe's, doctors and schools including Morton Hall Private School, 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 HALLWAY

Covered entrance with door leading into Reception Hallway with staircase leading up to the First Floor Landing. Radiator and doors leading off,

LOUNGE

A well lit room with bay window to the rear aspect, feature fireplace with fire surround and hearth. Coved ceiling. Radiator. Archway leading into,

DINING ROOM

With French doors to the rear aspect, coved ceiling. Radiator.

KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, space for freestanding cooker with extractor hood over. Space below worksurface for tumble dryer. Partially tiled walls, further range of wall mounted units, coved ceiling and window to the front aspect, space for breakfast seating. Radiator, door leading off,

UTILITY ROOM

With door leading out to the Rear Garden, base level units with worksurface over and space beneath for washing machine, further space for freestanding fridge/freezer, partially tiled walls. Further range of matching wall mounted units, coved ceiling and tiled flooring. Radiator.

CLOAKROOM

With WC and wash hand basin with complimentary tiled splashback. Tiled flooring, radiator.

FIRST FLOOR LANDING

From the Reception Hallway staircase leads to the First Floor Landing with access to loft space. Door leading off,

PRINCIPAL BEDROOM

With window to the front aspect, double fitted wardrobe with mirrored doors and coved ceiling. Radiator and door leading into,

EN-SUITE

With window to the side aspect and suite comprising of shower cubicle, WC and wash hand basin with vanity unit beneath. Heated towel rail, and tiled walls.

BEDROOM 2

Double bedroom with window to the front aspect. Triple Door Wardrobe in recess, Coved ceiling, radiator.

BEDROOM 3

Another double bedroom, Triple Door Wardrobe in recess, window to the rear aspect. Radiator, and coved ceiling.

BEDROOM 4

Currently being used as a study, with window to the rear aspect. Radiator.

FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath with electric shower head over and shower screen. WC and wash hand basin, heated towel rail, vinyl flooring and tiled walls.

GARAGE

With electric up and over door to the front aspect. Power sockets and lighting.

OUTSIDE

The front of the property has a driveway providing off road parking for several vehicles leading to the driveway and pathway to the Entrance Door. There is a large area laid with lawn and further pathway leading to the Rear Garden. Enclosed with fencing. To the rear of the property there is a paved patio space perfect for entertaining with friends and family. Raised flower border, greenhouse and storage shed 12x8 with solar lighting, further flower border and large area laid with lawn. Enclosed with 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 all main services are connected.

COUNCIL TAX BANDING

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

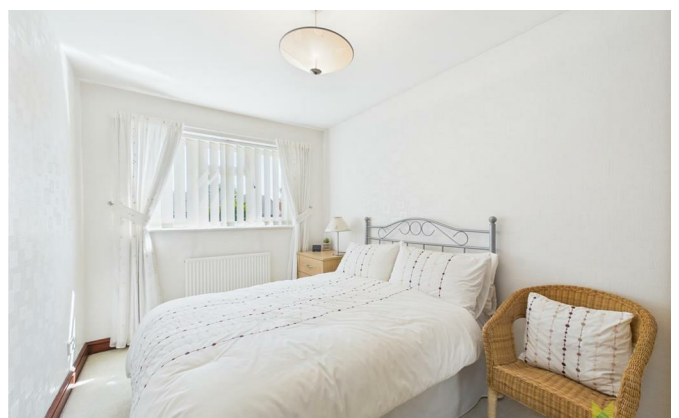
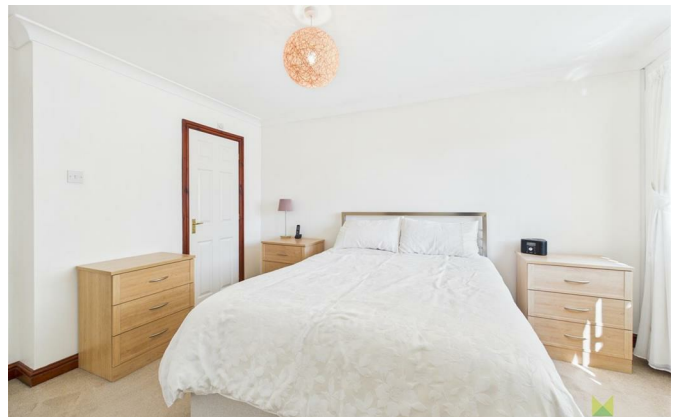
REMOVALS

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

NEED TO CONTACT US

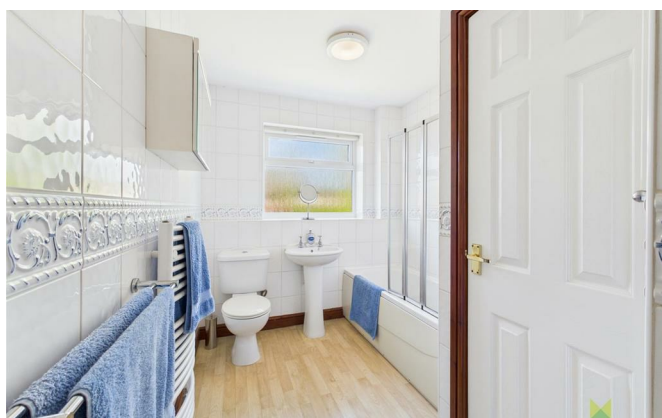
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





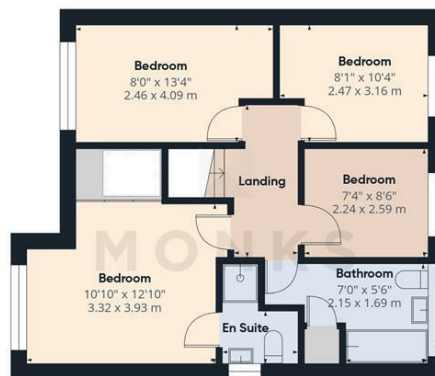
21 Aspen Grange, Weston Rhyn, Oswestry, SY10 7TS.

4 Bedroom House - Detached
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1139 ft²
106 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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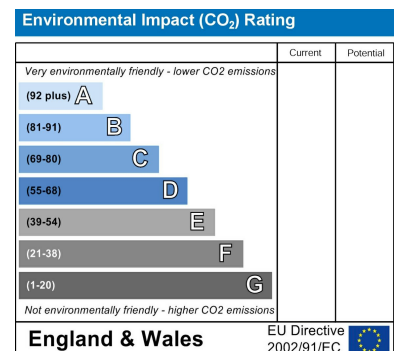
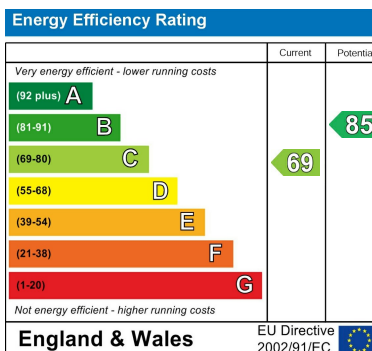
Oswestry office

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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



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