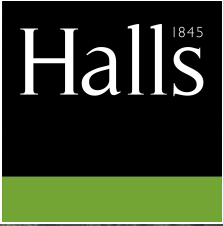
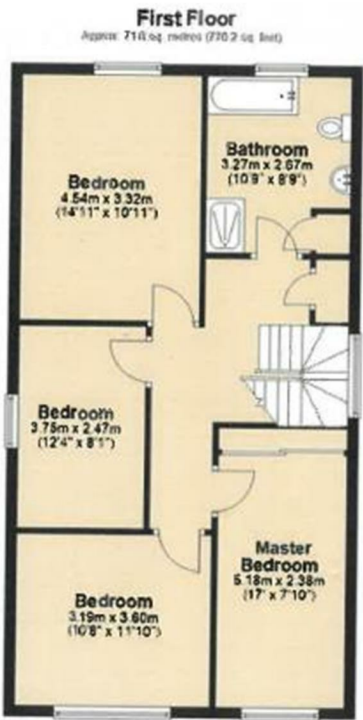


FOR SALE

59 High Street, Weston Rhyn, Oswestry, SY10 7RP



FOR SALE

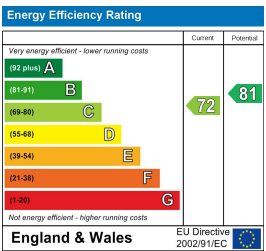
Offers in the region of £350,000

59 High Street, Weston Rhyn, Oswestry, SY10 7RP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented 4 Bed Detached House situated in the popular village of Weston Rhyn. The property has a lovely sitting room with feature window overlooking the driveway. The wonderful dining/family room situated centrally in the house has French Doors leading to a decked area with the rear gardens beyond. There is a modern fitted kitchen/breakfast room with quartz tops and an array of wall and floor units. On the first floor there are 4 bedrooms, a large family bathroom and separate WC. The principal bedroom has built in wardrobes and wonderful countryside views. There is a large private driveway to the front and parking and a garage to the rear. The attractive rear gardens are landscaped and have decked areas dotted around. There is also a pretty summer house situated on a raised decked area.




01691 670 320


Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com




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3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Immaculate, 4 Bedroom, Detached House
- Spacious & Versatile Accommodation
- Gas Central Heating & Double Glazing
- Beautiful Gardens and Patio
- Garage and Off Road Parking
- Lovely Village Location with Rural Views

DIRECTIONS
WHAT3WORDS: inflation.degrading.level

SITUATION
Weston Rhyn provides a shop, post office, chapel, church, public houses and primary school. The larger nearby town of Oswestry (4.2 miles) has a more comprehensive range of amenities of all kinds. For those wishing to commute the A5 trunk Road (0.5 mile) gives easy access to Telford, Shrewsbury and The Midlands and Wrexham and Chester, Manchester and Liverpool to the North West. Gobowen and Chirk railway stations are nearby, giving easy access to mainline routes for commuters.

DESCRIPTION
This large, detached 4-bedroom home is nestled in the peaceful village of Weston Rhyn, offers both comfort and convenience. As you approach the property, a spacious driveway leads to the house, providing ample parking for multiple cars. The house itself boasts a timeless exterior with well-maintained brickwork and large windows that flood the interiors with natural light. The living spaces are airy and inviting, with a modern kitchen, a large living room, separate dining room that overlooks the garden, the property also features an additional reception/study. Inside, the house offers four generous bedrooms, including a master suite with built in wardrobes and large family bathroom with both bath and separate shower. The landscaped garden is a highlight of the property, beautifully designed with lovely lawn space, vibrant flower beds and a fantastic patio and garden for those perfect summer evenings. Situated in a lovely, quiet village, this home is just a short walk from the local school, a welcoming pub, and a charming village shop, making it ideal for families seeking a tranquil yet well-connected rural lifestyle.

LOUNGE
7'9" x 11'9"
Large front aspect double glazed window, door to the porch, wood effect flooring, wooden framed fireplace with electric flame effect heater, radiator.

DINING ROOM
21'1" x 8'6"
Lovely large room with French doors to the garden, two radiators, side aspect uPVC window and wood effect flooring.

STUDY
16'9" x 7'10"
Front aspect uPVC double glazed window, wood effect flooring, radiator.

KITCHEN
14'8" x 11'1"
With tiled floor. Attractively fitted with extensive Quartz work surfaces and breakfast bar style having tiled splash and double sink with drainboard and mixer tap. An extensive range of cream coloured faced base and eye level wall cabinets including drawer unit, chest height electric multi-use oven, 4 ring gas burner and extractor hood together with tray store. Space for both washing machine and a dishwasher and American style fridge/freezer. UPVC Door to the garden.

BATHROOM
10'8" x 8'9"
Spaciously proportioned with panelled bathtub with mix tap and shower wand. Separate shower and extractor fan. Porcelain sink with mix tap with attached cupboard unit and light up mirror with medicine cabinet inside. Free standing toilet, mosaic tiled walls, tiled effect vinyl flooring, radiator, spot lighting and rear aspect frosted uPVC double glazed window.

BEDROOM 1
16'11" x 7'9"
With built in wardrobes, radiator and front aspect uPVC double glazed windows.

BEDROOM 2
14'10" x 10'10"
Rear aspect uPVC double glazed window, radiator.

BEDROOM 3
10'5" x 11'9"
Front aspect uPVC double glazed window, radiator.

BEDROOM 4
12'3" x 8'1"
Side aspect uPVC double glazed window, radiator.

OUTSIDE
Large open driveway which will comfortably fit three cars and also space at the back of the property for further parking.

GARDENS
Mature landscaped gardens with a lovely concrete tiled patio area and summer house and south west facing.

GARAGE
Up and over garage door and electric to the building.

GENERAL REMARKS

FIXTURES AND FITTINGS
The fitted carpets as laid as included in the sale. Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating is installed. None of these services have been tested.

TENURE
Freehold. Purchasers must confirm this with their solicitor.

COUNCIL TAX
The property is currently in Council Tax Band D - Shropshire Council.

VIEWINGS
Strictly by appointment through the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.