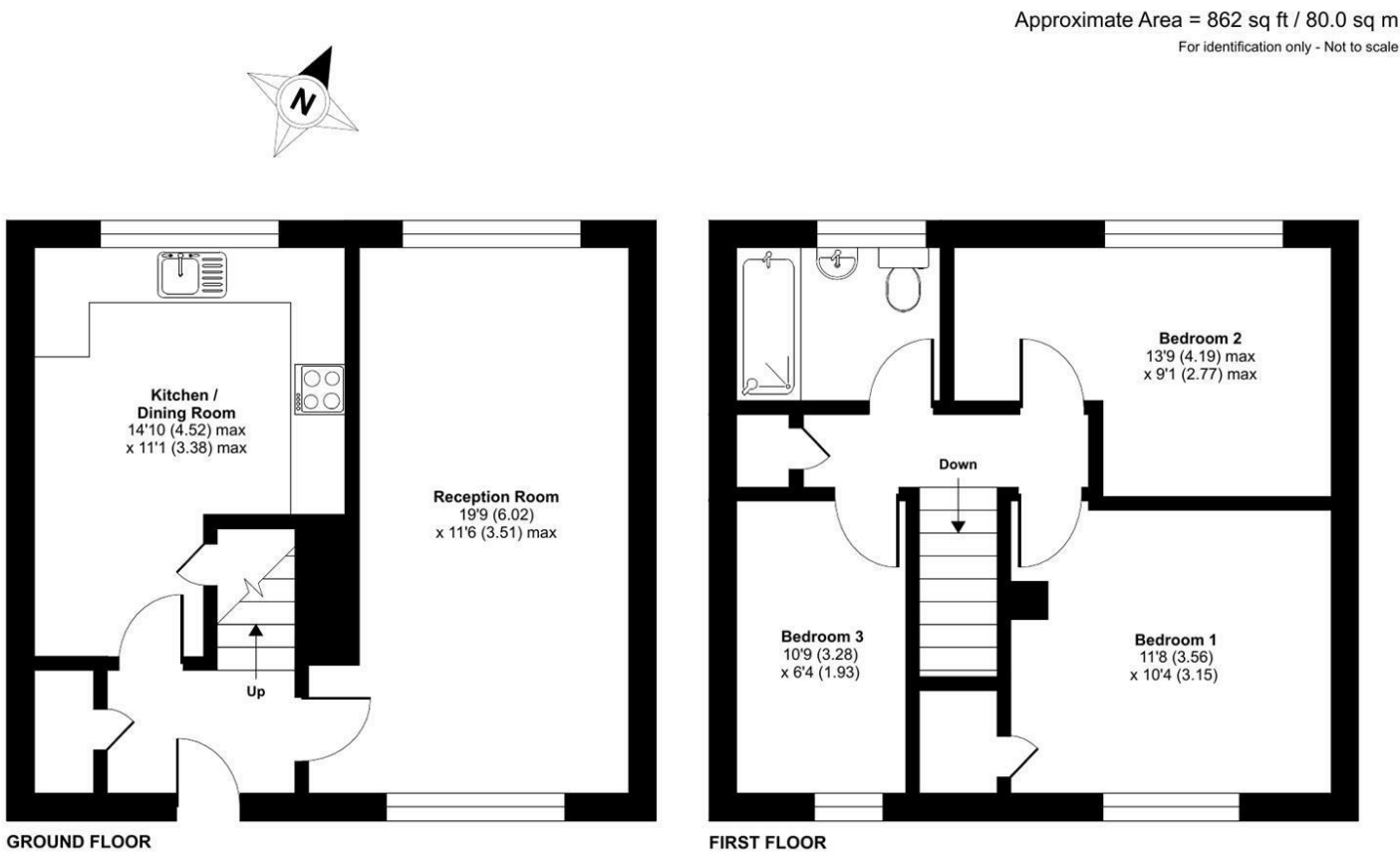


FOR SALE

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1318803



FOR SALE

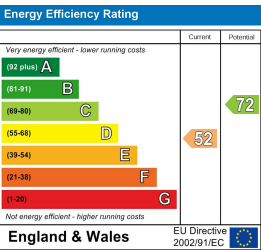
Offers in the region of £162,500

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

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



Halls are delighted to offer 28 The Meads, a three-bedroom semi-detached home set on a generous corner plot in a quiet cul-de-sac in Weston Rhyn. The property features a spacious wrap-around garden, private driveway, and well-proportioned accommodation including a living room, kitchen, dining area, and family bathroom. With gas central heating, double glazing, and excellent potential to extend (subject to planning), this is a fantastic opportunity for families, first-time buyers, or investors in a popular village location.



01691 670320

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



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Oswestry – 4 miles, Wrexham – 12 miles, Shrewsbury – 23 miles, Chester – 27 miles (all mileages are approximate)


1 Reception Room/s


3 Bedroom/s


1 Bath/Shower Room/s



- Spacious three-bedroom semi-detached home
- Modern kitchen/diner
- Large, well-maintained garden
- Ample off-road parking
- Ideal for families or home-working
- Conveniently located

DESCRIPTION
Halls are delighted with instructions to offer for sale this well-presented three-bedroom semi-detached home, set on an unusually large corner plot in the popular village of Weston Rhyn.

The property offers excellent internal space and a superb garden, making it an ideal home for families, first-time buyers or those looking for additional outdoor space.

THE PROPERTY
The front door opens into a central hallway with access to the spacious reception room on one side and the kitchen/dining room on the other. The kitchen offers ample space for dining and overlooks the rear garden.

Upstairs, the landing leads to three bedrooms—two generous doubles and a single—along with a family bathroom. All rooms benefit from natural light, and the layout offers a practical and well-balanced living space.

OUTSIDE
The property enjoys a generous corner plot, providing an exceptional amount of outside space perfect for families and entertaining. The well-maintained garden is predominantly laid to lawn and features a variety of seating areas and a children's play area with swings and trampoline.

A neat pathway and driveway lead to the house and offer ample off-road parking. There is also a useful timber shed and a sectioned hedge line creating privacy between the garden and driveway. With secure fencing and double gates to the front, the outside space offers both practicality and excellent recreational potential.

SITUATION
Weston Rhyn provides a shop, post office, chapel, church, public house and primary school. The larger nearby town of Oswestry (3 miles) has a more comprehensive range of amenities of all kinds. For those wishing to commute the A5 trunk Road (1 mile) gives easy access to Telford, Shrewsbury and The Midlands and Wrexham and Chester, Manchester and Liverpool to the North West. Gobowen train station is nearby, giving easy access to mainline routes for commuters.

DIRECTIONS
Proceed from Oswestry along the B5069 towards Gobowen. At the roundabout join the A5 northbound towards Wrexham. After approximately 1.4 miles, turn left signposted Weston Rhyn onto Old Chirk Road. Continue for about half a mile, then bear left onto Station Road. After a short distance, turn right and immediately right again into The Meads. The property will be found on the right-hand side.

W3W
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SCHOOLING
The area is well served by a range of educational options, including highly regarded primary and secondary schools within easy reach. Oswestry School, Moreton Hall, and The Marches Academy are all accessible, offering both independent and state education to suit a variety of family needs.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. None of these have been tested.

LOCAL AUTHORITY
We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX
The property is currently banded in Council Tax Band A.

TENURE
Freehold. Purchasers must confirm via their solicitor.

VIEWINGS
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist

company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.