

# BOWEN

PROPERTY SINCE 1862



Auction Guide Price £85,000 to £95,000

30 Brookfield Estate, Weston Rhyn, Oswestry,  
Shropshire, SY10 7RZ

🏠 2 Bedrooms

🚿 1 Bathroom

## 30 Brookfield Estate, Weston Rhyn, Oswestry, Shropshire, SY10 7RZ



### General Remarks

**For sale by Public Auction on Thursday 20th June 2024 at 2.00pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.**

A two bedroom first floor apartment in need of some modernisation located in the popular village of Weston Rhyn. The good sized accommodation briefly comprises: Entrance Hall, First Floor Landing/Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and separate WC. The property is double glazed and warmed by electric heaters, while externally there is a good sized rear garden.

**Location:** The property is situated in the popular village of Weston Rhyn which has an excellent range of amenities including primary school, shop, post office and public houses. The property is also within easy walking distance of the Shropshire Union Canal and surrounding countryside.

Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has a good bus services and the nearby train stations at Chirk and Gobowen provides services to Birmingham and Manchester.

### Accommodation

**Ground Floor Entrance Hall:** With stairs to First Floor accommodation, electric heater, door to storage cupboard and door to internal shed.

**First Floor Landing/Inner Hall:** With airing cupboard, separate storage cupboard, electric heater and doors leading off to:

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

**Lounge:** 16' 10" x 11' 3" (5.13m x 3.43m) Open fireplace, electric heater, serving hatch through to the Kitchen and window to front elevation.

**Kitchen:** 10' 9" x 8' 9" (3.27m x 2.66m) Range of fitted base/eye level wall units with work top over and inset stainless steel sink/drain. Part tiled walls, serving hatch though to lounge, electric heater and window to rear elevation.

**Bedroom One:** 12' 1" x 11' 1" (3.68m x 3.38m) Window to front elevation.

**Bedroom Two:** 12' 1" x 8' 8" (3.68m x 2.64m) Built in storage cupboard and window to rear elevation.

**Bathroom:** Panel bath with electric shower over, wash hand basin, part tiled walls and window to rear elevation.

**Seperate WC:** Low level flush WC and window to rear elevation.





**Outside:** The rear garden is laid to lawn and enclosed with mature hedging and trees. The garden to the front is owned and maintained by Shropshire Council.

**Tenure:** We understand the property is Leasehold. We are informed that the lease term is 125 years and this commenced on 4th July 1988. There is also a quarterly service charge payable which covers the ground rent, building insurance and maintenance of the communal garden areas. The current amount payable is £40.50 per quarter.

**EPC Rating:** EPC Rating - Band 'E' (40).

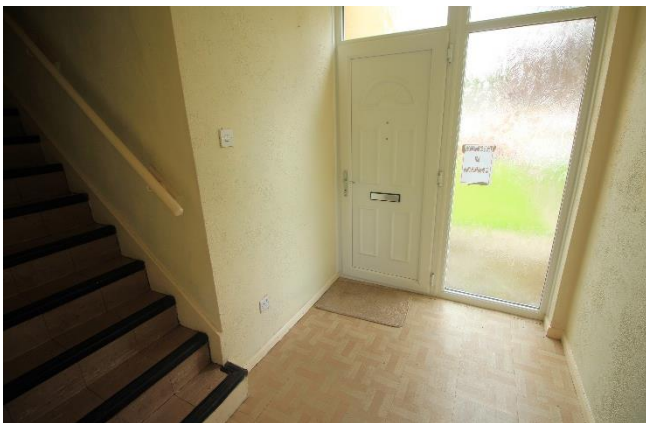
**Council Tax Band & Local Authority:** Council Tax Band - 'A'. Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 678 9000

**Buyer Premium:** Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT subject to a minimum fee of £3000.00 inc VAT. For further details on fees payable please consult the legal pack.

**Solicitors:** Gough Thomas and Scott Solicitors, 31 Salop Road, Oswestry, Shropshire, SY11 2NR. Contact: Ms Katie Jones. Tel: 01691 655600. Email: [oswestry@gtssolicitors.co.uk](mailto:oswestry@gtssolicitors.co.uk)

**Method Of Sale:** The property will be offered for sale by public auction at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN on Thursday 20th June 2024 commencing at 2.00pm.

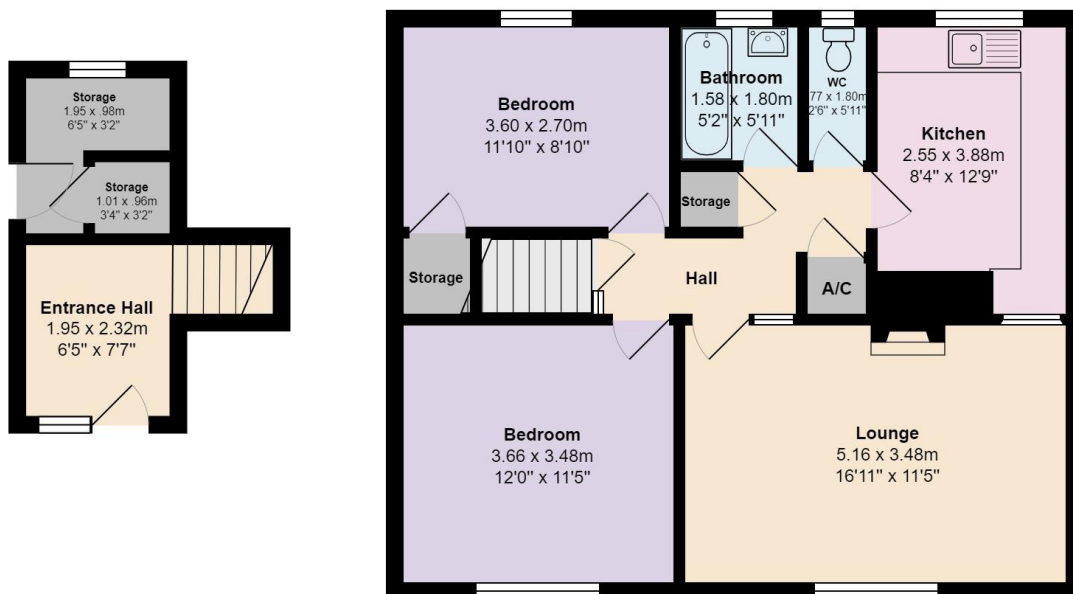
**Directions:** From Oswestry join the A5 heading North towards Wrexham. When reaching the Gledrid roundabout take the first exit signposted Weston Rhyn. Proceed through the village onto Station Road, taking a left hand turn before the Cross Keys public house. Continue following the road around to the left and then bear right where the property will be identified on the left hand side by the agents For Sale board.



**Guide Price:** Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

**Reserve Price:** The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

30, Brookfields, Weston Rhyn, SY10 7RZ



Total Area: 77.7 m<sup>2</sup> ... 837 ft<sup>2</sup>

All measurements are approximate and for display purposes only

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.