

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £225,000

5 Retford Villas, Weston Rhyn, Oswestry,
Shropshire, SY10 7ST

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A spacious three bedroom mid terraced property ideally situated in a quiet rural location between Weston Rhyn and Chirk Bank. The property offers all the benefits of country living alongside being easily accessible from the surrounding road network. The property also includes generously sized gardens, a detached workshop/studio and off road parking provision. Offered for sale with no onward chain, the property also benefits from a new roof and central heating boiler which were both replaced last year.

Location: The property is rurally situated between the popular villages of Weston Rhyn and Chirk Bank. Weston Rhyn has an excellent range of amenities including primary school, shop, post office and public houses. The property is close to 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

A part glazed uPVC door at the front of the property leads into:

Porch: 4' 8" x 4' 8" (1.42m x 1.41m) With glazed door into:

Hall: Parquet flooring, understairs storage cupboard and doors off to:

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

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.

Living Room: 14' 7" x 14' 0" (4.45m x 4.26m)
max Open fireplace (currently capped off and vented), fitted shelving and cupboards, radiator, TV/telephone points and glazed doors to front gardens.

Kitchen/Diner: 14' 2" x 10' 9" (4.31m x 3.28m)
max Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Built in hob, space for fridge, freezer and washing machine. Tiled floor to Kitchen area, wood flooring to Dining area,

radiator, glazed door to conservatory and separate doorway to:

Stairwell: Radiator, wood flooring, glazed door to Conservatory and stairs to first floor landing.

Conservatory: 11' 4" x 8' 0" (3.45m x 2.43m)
Wood flooring, built in storage cupboard and glazed door to rear gardens.

Stairs to first floor landing: Cupboard housing modern Worcester gas fired boiler (fitted last year), built in cupboards over stairs and doors off to:





Bedroom 1: 11' 3" x 8' 5" (3.42m x 2.57m) plus bay Built in wardrobe, fitted shelving and radiator.

Bedroom 2: 14' 1" x 7' 10" (4.29m x 2.40m) max Radiator.

Bedroom 3: 10' 8" x 6' 7" (3.26m x 2.00m) Radiator.

Shower Room: 8' 2" x 5' 5" (2.48m x 1.66m) max - includes Boiler Cupboard Modern suite comprising large walk in shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Part panelled walls, radiator, vinyl flooring and fitted shelving.

Workshop/Studio: 17' 0" x 11' 3" (5.17m x 3.42m) max Formerly a garage and recently used as an artist's studio. Light and power facilities laid on. Glazed uPVC doors to both the front and rear.

Outside: The property includes extensive gardens to the front which are mainly laid to lawn bordered by a range of mature shrubs, plants and flowering beds. There is a paved path through the centre which provides access via a pedestrian gate to the roadway with parking area and the workshop/studio beyond. To the rear are

additional lawned gardens which have been terraced and include flowering beds, fruit trees, a paved patio and pathways.

EPC Rating: EPC Rating - Band 'D' (59).

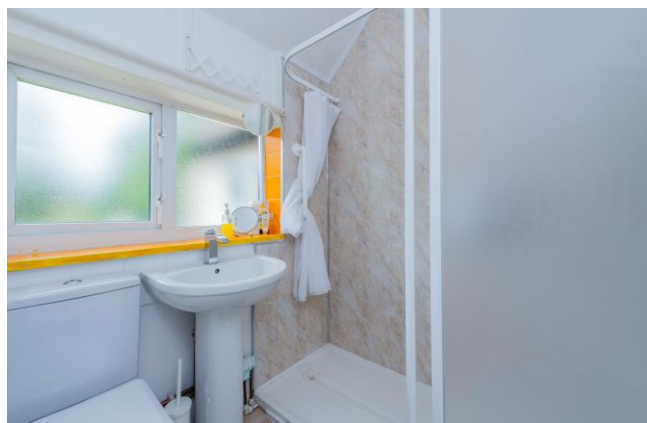
Council Tax Band: Council Tax Band - 'B'.

Local Authority: Shropshire County Council.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

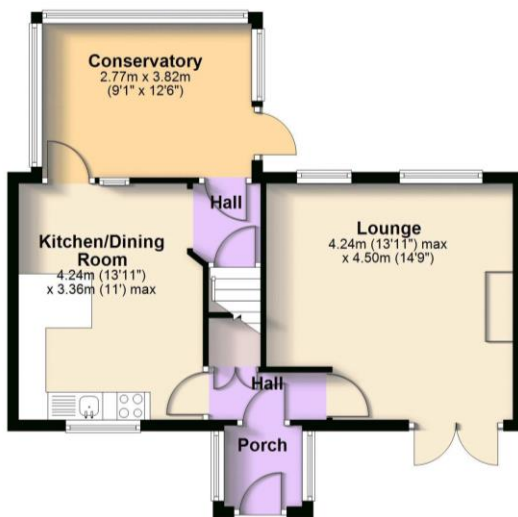
Services: We are informed that the property has mains water, gas, drainage and electricity connections.

Directions: From the A5/A483 take the exit at the Gledrid roundabout signposted Weston Rhyn. Continue through the village along Station Road before turning right onto the Old Chirk Road just before the Primary School. Proceed ahead along this road and just after the final property on the right, turn right onto the access roadway. Follow this road down the hill before branching left around towards Retford Villas where the property will be found on the right hand side.



Ground Floor

Approx. 69.1 sq. metres (744.3 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 107.3 sq. metres (1155.0 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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