BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £219,950

18 Stones Wharf, Weston Rhyn, Oswestry, Shropshire, SY10 7FF

3 Bedrooms

1 Bathroom

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General Remarks

A three bedroom mid terrace property constructed in 2025 situated in this select development on the fringes of Weston Rhyn, near the Shropshire Union Canal. The property would make an ideal first time buy, downsize or investment. There is off road parking provision to the front and gardens to the rear. The property is warmed by gas fired central heating and is fully double glazed. Constructed by well known developer Shrewsbury Homes, the property includes the remainder of a 2 years builders warranty and ICW 10 year warranty.

Location: The property is ideally situated in this accessible location on the fringes of Weston Rhyn. 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 door at the front of the property leads into:

Hall: Radiator, tiled floor, stairs to first floor landing and doors off to:

Cloakroom: 5' 9" x 3' 2" (1.76m x 0.97m) Low level flush w.c., wash hand basin, radiator and tiled flooring.

Kitchen/Breakfast Room: 12' 9" x 8' 8" (3.88m x 2.63m) Fitted base/eye level wall units with worktops over and inset 1.5 bowl ceramic sink/drainer. Integrated double oven with hob and extractor hood over. Integrated fridge and freezer. Space/plumbing for washing machine, Worcester gas fired boiler, radiator and tiled flooring.

Living Room: 16' 7'' x 11' 11'' (5.06m x 3.62m) max TV/telephone points, two radiators, understairs cupboard and glazed UPVC doors to rear gardens.

Stairs to first floor landing: Access to loft space, built in airing cupboard, P.I.V. system, radiator and doors off to:

Bedroom 1: 13' 0'' x 9' 8'' (3.97m x 2.94m) Radiator, built in wardrobe and TV point.

Bedroom 2: 9' 8'' x 9' 8'' (2.94m x 2.94m) Built in wardrobe and radiator.

Bedroom 3: 8' 7'' x 6' 7'' (2.62m x 2.00m) Radiator.

Bathroom: 6' 6'' x 5' 6'' (1.99m x 1.67m) Suite comprising panel bath with mixer shower over, wash hand basin and low level flush w.c. Tiled floor, part tiled walls and heated towel rail.

Outside: At the front of the property is a brick paved driveway bordered by timber fencing. To the rear is an enclosed garden which includes a paved patio and lawns bordered by timber fencing. A paved path leads to a rear pedestrian access gateway.







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Tenure: We are informed that the property is freehold.

EPC Rating: EPC Rating - Band 'B' (84).

Services: We are informed that the property is connected to mains water, electricity, gas and drainage supplies.

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Shropshire County Council.

Directions: From the Gledrid Roundabout take the exit signposted 'Weston Rhyn. Proceed along the road for roughly 0.2 miles, before turning left into the Stones Wharf development. Upon entering the development, take the first right where the property will be visible on the left hand side.

https://what3words.com/pocket.blogging.star



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 expressively 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.

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