ZJ&B

Zaza Johnson & Bath
Estate Agents

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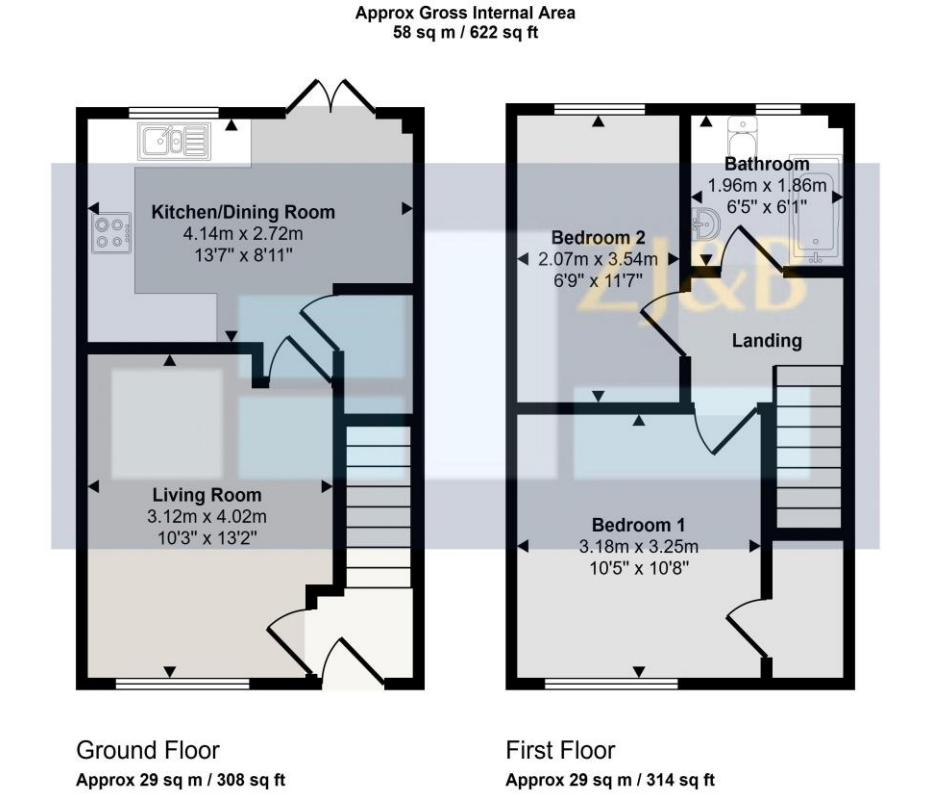
43 Long Croft, Weston Rhyn, Oswestry, Shropshire, SY10 7JP

£160,000

A well-presented two-bedroom semi-detached home, in a peaceful rural village setting.

An excellent opportunity to purchase this well-presented two-bedroom semi-detached home, ideally suited to first-time buyers, investors or those looking to downsize. Offered to the market with no upward chain, the property enjoys a pleasant position within the popular village of Weston Rhyn and benefits from off-road parking together with a low-maintenance rear garden. The accommodation briefly comprises an entrance hall, comfortable living room, fitted kitchen/dining room, two well-proportioned bedrooms and a family bathroom. Weston Rhyn is a sought-after village on the Shropshire/Wales border, offering a range of everyday amenities including a primary school, village shop, post office, public houses, village hall and recreation facilities. The village is conveniently located for Oswestry, Chirk and the A5, providing excellent links to Shrewsbury, Wrexham and Chester, making it ideal for commuters while still enjoying a peaceful village setting.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

43 Long Croft Weston Rhyn OSWESTRY SY10 7JP	Energy rating C	Valid until:	23 November 2032
		Certificate number:	9020-2307-7790-2222-7031

Property type	Semi-detached house
Total floor area	58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

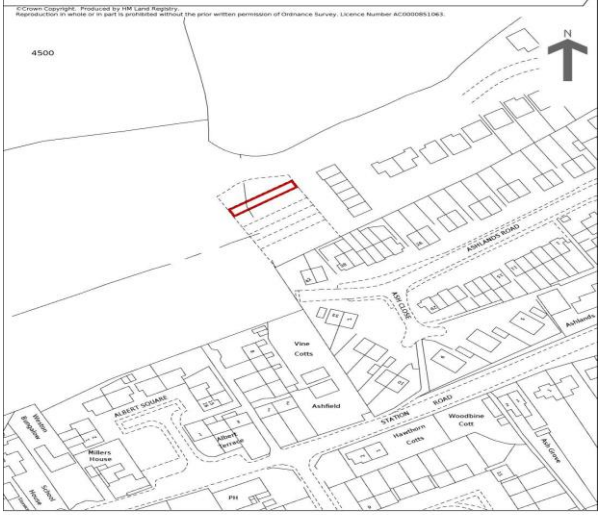
Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

HM Land Registry
Current title plan

Title number **SL163655**
Ordnance Survey map reference **SJ2835NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Shropshire**



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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band A

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

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