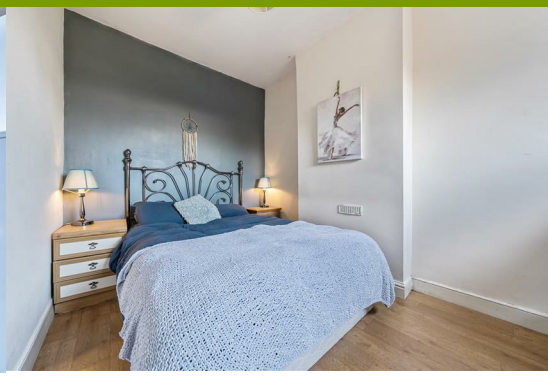
1 ASH GROVE

WESTON RHYN | OSWESTRY | | SY10 7SF







A three-bedroom semi-detached period home boasting well proportioned and thoughtfully appointed living accommodation which retains a range of traditional features and complemented by front and rear gardens, enviably situated within the heart of the popular village of Weston Rhyn.

Offers in the region of £219,995



2 3 1 D

- **Period Home**
- **Extended and Modernised**
- **Just under 1,000 sq ft**
- **Character Features**
- **Front and Rear Gardens**
- **Village Location**

DESCRIPTION

Halls are favoured with instructions to offer 1 Ash Grove in Weston Rhyn for sale by private treaty.

1 Ash Grove is a well presented three-bedroom semi-detached period home which has, over the years, been extended and modernised, and which now provides almost 1,000 sq ft of thoughtfully appointed living accommodation complete with a range of traditional features.

The property is complemented by gardens to both the front and rear, with the former of these featuring an area of lawn bordered to one side by a walkway which culminates at the front door. The rear gardens offer a further area of shaped lawn alongside a paved patio area and a timber garden storage shed.



SITUATION

The property occupies a central position in the heart of the popular village of Weston Rhyn, which enjoys a range of day-to-day amenities, including School, Church, and Takeaway, whilst retaining a particularly convenient proximity to the A5 which provides easy access to the nearby centres of Oswestry, Shrewsbury, and Wrexham, all of which enjoy a more comprehensive array of facilities including cultural and artistic attractions. Weston Rhyn lies broadly equidistant between the villages of Chirk and Gobowen, with train stations available in each.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Weston Rhyn Primary, St.Martins School, Gobowen Primary, Selattyn C of E Primary, Ellesmere College, and Oswestry School. The property is particularly well situated for access to the renowned Moreton Hall School, which sits on the edge fo the village.

THE PROPERTY

The property is principally accessed via a covered external Porch which opens into a traditional Entrance Hall, from where stairs riser to the first floor and a door leads immediately to the left into a welcoming Living Room, this boasting an attractive bay window overlooking the front gardens and arranged around a centrally positioned fireplace, with ample space for seating and furniture.

The Entrance Hall culminates at a versatile Dining Room, ideal for social occasions or more intimate family moments, with an exposed brickwork fireplace and window offering views across the gardens, alongside a further door which leads through to a stylishly appointed Kitchen featuring a selection of fitted units, a secondary door which exits to the rear, and a door which allows access into a useful Utility Room.





Stairs rise from the Entrance Hall to a first floor landing, where doors provide access into three comfortably sized Bedrooms, ideally suited to families; these served by a Family Bathroom comprising an attractive white suite featuring a panelled bath, and WC and hand basin set within a vanity unit.

OUTSIDE

The property is accessed over a concrete pathway which leads to the front door and is flanked to one side by an area of lawn.

The pathway leads, via the eastern side of the property, to a private rear garden which enjoys a desirable southerly aspect, whilst comprising an area of shaped lawn and a paved patio area, the latter representing an ideal spot for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Living Room: 4.16m x 3.10m
Dining Room: 4.25m x 3.73m
Kitchen: 4.31m x 2.36m
Utility Room:

- First Floor -
Bedroom One: 4.20m x 3.57m
Bedroom Two: 3.73m x 2.55m
Bedroom Three: 2.52m x 2.50m
Family Bathroom:

DIRECTIONS

From Gledrid Roundabout, take the eastern exit onto Station Road, continuing for around 0.9 miles where the property will be positioned on the left and identified by a Halls "For Sale" board.

W3W

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SERVICES

We understand that the property has the benefit of mains and electric, drainage, gas, and water.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' C ' on the Shropshire Council Register.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

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.

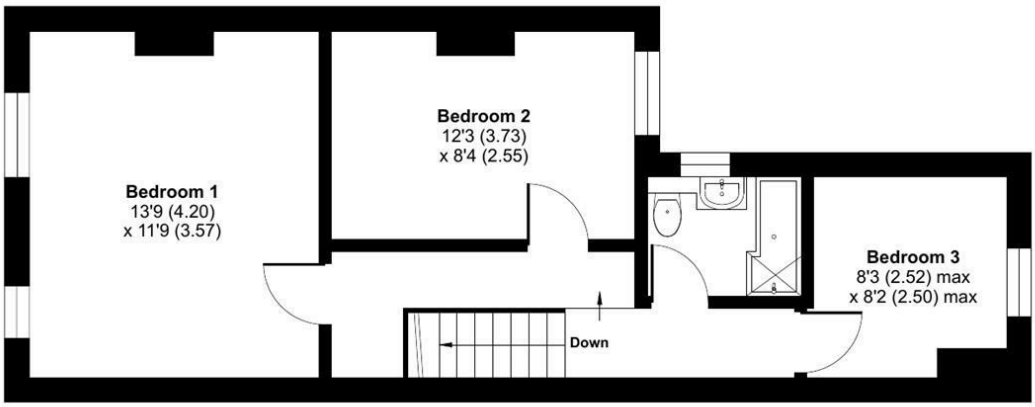
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

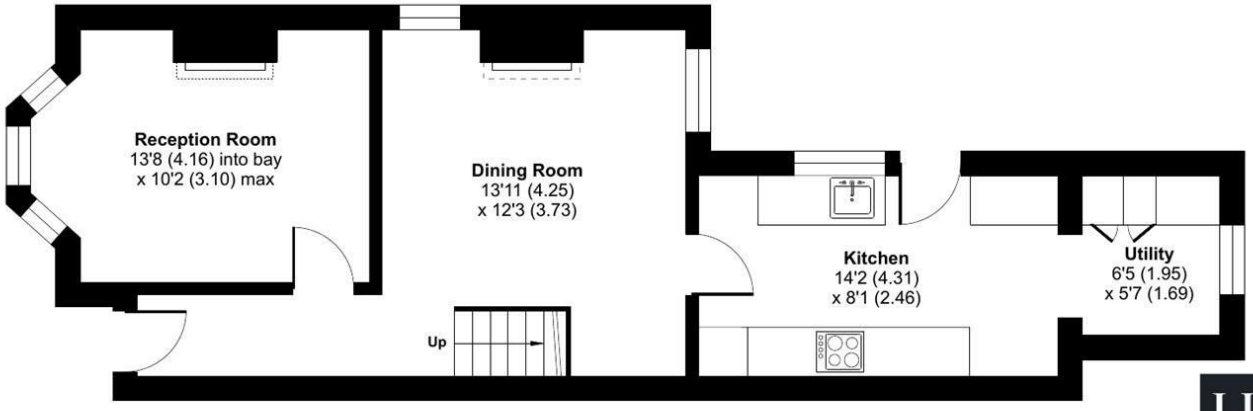
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Approximate Area = 965 sq ft / 89.6 sq m

For identification only - Not to scale

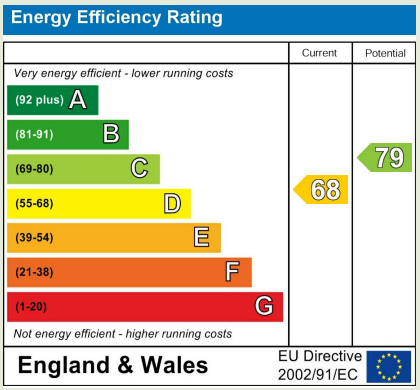


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1395927



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

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