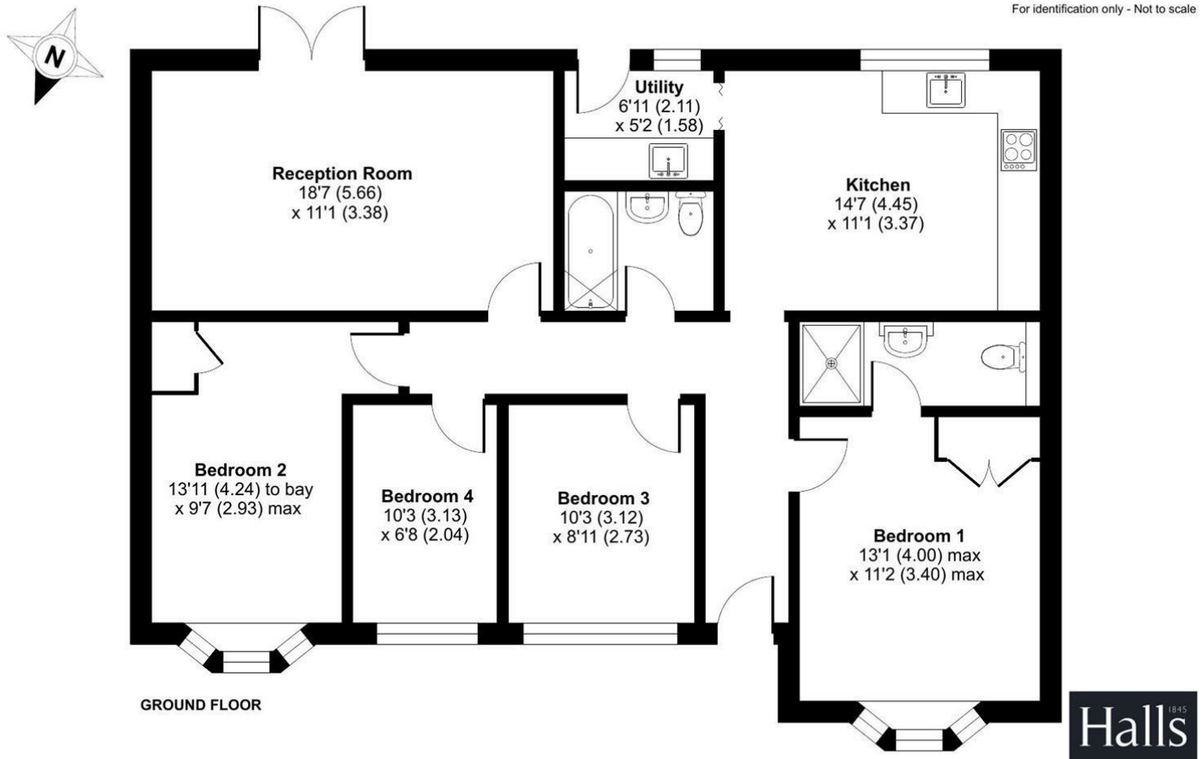
Approximate Area = 1098 sq ft / 102 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1508703

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

Halls 1845

OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.



Halls 1845

TALA LODGE | HIGH STREET

WESTON RHYN | OSWESTRY | SY10 7RP







A modern four-bedroom detached bungalow boasting stylishly presented living accommodation, and generous gardens, enviably situated within a select development of homes on the perimeter of Weston Rhyn.

Offers in the region of £375,000



1 4 2 C

- **Well-proportioned detached bungalow**
- **Approximately 1,098 sq ft of accommodation**
- **Generous Reception Room with wood-burning stove**
- **Established gardens with covered outdoor seating area**
- **Convenient village location with ample off-road parking**
- **No onward chain**

DESCRIPTION

Halls are favoured with instructions to offer Tala Lodge in Weston Rhyn for sale by private treaty and with the benefit of no onward chain.

Tala Lodge is a spacious detached bungalow which has been comprehensively modernised to now stand as glorious edge-of-village home, providing around 1,098 sq ft of impeccably presented living accommodation all situated across one flexibly arranged floor.

The property is situated within attractive and private gardens, whilst comprising a sweeping driveway providing ample parking for a number of vehicles, this flanked by areas of lawn with established floral and shrub borders. The rear gardens enjoy a particularly sunny aspect and feature a generous paved patio area with covered pergola, beyond which are further areas of lawn and established planting.

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 of the village.

THE PROPERTY

The property is principally accessed via a covered external entrance which opens into a central Hallway, from where doors provide access to the principal rooms. Serving as the main reception space is a generously proportioned Reception Room, offering ample space for comfortable seating and additional furnishings, whilst featuring a wood-burning stove which provides an attractive focal point. Double doors open directly onto the garden and covered seating area, allowing for a pleasant transition between the internal and external elements of the home.

The Kitchen is fitted with a comprehensive selection of base and wall units with complementary work surfaces and space for a range of appliances, whilst being of sufficient proportions to accommodate a dining area if desired. Positioned immediately alongside is a useful Utility Room, providing additional storage and space for white goods together with independent access to the outside.

The sleeping accommodation comprises four comfortably proportioned Bedrooms, offering considerable flexibility depending upon the requirements of the purchaser. Bedroom One represents a generous double room and benefits from fitted wardrobes, whilst Bedroom Two is similarly well proportioned and features an attractive bay window. Bedrooms Three and Four provide further useful accommodation, with the latter equally well suited for use as a Home Office, Study or Hobby Room if required.

Completing the internal accommodation are two separate bathing facilities, comprising a Bathroom fitted with a panelled bath with shower over, hand basin and low-flush WC, together with a separate Shower Room featuring a shower enclosure, hand basin and WC.



OUTSIDE

The gardens are a particular feature of the property and have been thoughtfully landscaped to provide a combination of generous parking, attractive lawned areas and excellent spaces for outdoor dining and entertaining.

The property is accessed from the lane via a farm-style gate, which opens onto a sweeping driveway providing ample space for parking. Areas of well-maintained lawn, interspersed with raised floral borders and established planting, flank the driveway, whilst paved pathways extend around either side of the property.

The gardens continue to the rear, where an expanse of lawn is complemented by established shrub and floral borders before meeting an attractive paved patio area incorporating a substantial covered pergola. This represents a particularly appealing spot for al fresco dining and entertaining, with the garden enjoying a notably sunny aspect throughout much of the day. The rear gardens also benefit from two timber garden storage sheds and external lighting.

To one side is an additional lawned area with pedestrian gated access onto the road, whilst the opposite side provides a useful gated and covered storage area, ideally suited to the storage of bicycles, logs, garden machinery and associated equipment.

DIRECTIONS

From Gledrid Roundabout, take the eastern exit onto Station Road and continue for approximately 0.9 miles into Weston Rhyn. Continue onto High Street, where Tala Lodge will be found on the left-hand side.

W3W

///stopwatch.pythons.modem

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 ' D ' on the Shropshire Council Register.

TENURE

The property will be sold as freehold with vacant possession upon completion.

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 £30 (plus 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

Strictly by prior appointment through the selling agents, Halls, Oswestry Office.