Plot 31 Stones Wharf
Weston Rhyn Oswestry
SY10 7TG

MONKS

3 Bedroom House - Detached
Offers In The Region Of £365,000

The features

- STUNNING DOUBLE FRONTED 3 BEDROOM DETACHED HOME
- HIGH ENERGY EFFICIENCY AND GAS CENTRAL HEATING
- LOVELY THROUGH LOUNGE WITH FRENCH DOORS
- PRINCIPAL BEDROOM WITH EN SUITE
- EARLY RESERVATION HIGHLY RECOMMENDED
- ENVIABLE LOCATION ALONGSIDE THE CANAL
- RECEPTION HALL WITH CLOAKROOM
- FABULOUS LIVING/DINING/KITCHEN WITH FRENCH DOORS
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM

***** SHOW AND VIEW HOMES OPEN EACH FRIDAY TO MONDAY *****

Welcome to Stones Wharf - a unique development of 2, 3 and 4 bedroomed homes, nestled alongside the Shropshire Union (Llangollen) canal - this former sawmill is reputable local developer Shrewsbury Homes exciting new project creating 61 contemporary homes.

The Wellbeck is an excellent contemporary home, perfect for a growing family and occupying an enviable position with gardens backing onto the Canal. This impressive double fronted home features Reception Hall with Cloakroom, lovely through Lounge, attractively fitted family Living/Dining/Kitchen with French doors to the garden, Utility Room, Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking and enclosed rear garden.

Early reservation highly recommended.

Property details

LOCATION
Weston Rhyn is a self sufficient village and plays host to a primary school, two churches, public houses/restaurant, active village hall, takeaways and a short stroll from an M&S food store and Lion Quays Health Spa.

Stones Wharf backs onto the famous independent Moreton Hall school who's fields provide a lovely backdrop.

The nearby busy market Town of Oswestry boasts an excellent of amenities including major supermarkets, high street stores, banks, charming range of independent stores, numerous restaurants/public houses, cafe's, doctors and schools including Oswestry independent school and the Golf course.

For commuters to major Towns and Cities Weston Rhyn is conveniently placed between two Railway stations, Gobowen and Chirk which has links to Shrewsbury, Chester and London. The County Town of Shrewsbury is 22 miles away and the City of Chester 23 each access from the nearby A5 trunk road.

RECEPTION HALL
A generous Reception Hall with radiator.

CLOARKOOM
With WC and wash hand basin. Radiator.

IMPRESSIVE THROUGH LOUNGE
A lovely through room having window to the front and double opening French doors leading onto the rear garden, perfect for those who love to entertain outdoors. Media point, radiator.

LOVELY LIVING/DINING/KITCHEN
A lovely room, naturally well lit with windows to the front and side and double opening French doors leading onto the garden. The Kitchen will be fitted with an attractive range of contemporary units (with choice, subject to build stage).

UTILITY ROOM
with continuation of units to complement the Kitchen. Radiator and useful under stairs storage.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to First Floor Landing off which lead

PRINCIPAL BEDROOM
An excellent room with window to the front, radiator, media point and fitted wardrobes.

EN SUITE SHOWER ROOM
with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds from the stunning Porcelenosa range, heated towel rail, window to the rear.

BEDROOM 2
having window to the front, radiator.

BEDROOM 3
With window to the rear, radiator.

FAMILY BATHROOM
With suite comprising panelled bath, wash hand basin and WC. Complementary tiling from the stunning Porcelenosa range, heated towel rail.

OUTSIDE
To the front is a block paved driveway with parking and enclosed rear garden.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that al main services are connected.

COUNCIL TAX BANDING
As this is a new build property the Council has not yet set the banding.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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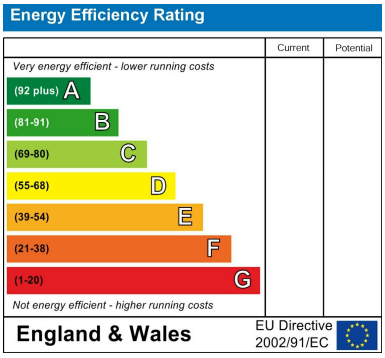

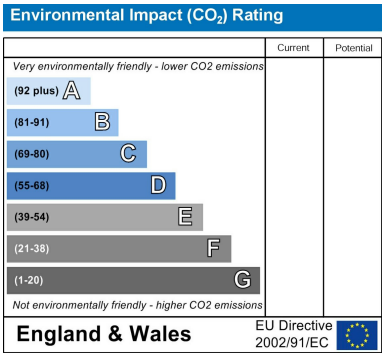

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We're available 7 days a week

HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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