





10 Garden Croft, Weston Rhyn, Oswestry, SY10 7SG
Offers In The Region Of £210,000

10 Garden croft is a three bedroom semi detached house in need of some upgrading benefitting from no onward chain. The property offers a generous gardens, detached garage and parking area and is warmed by gas central heating. In brief the accommodation affords Entrance, living/dining room, lounge, kitchen and rear hall with cloakroom. To the first floor are three bedrooms and shower room.



LOCATION

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.

ENTRANCE

3'7 x 2'1 (1.09m x 0.64m)

Trough uPVC front door, stairs to first floor and doors off to;

LIVING/ DINING ROOM

10'7 x 20'2 (3.23m x 6.15m)

Light and airy room with uPVC window to the front and uPVC double doors opening onto the rear patio. Ceiling light and radiator.

LOUNGE

8'11 x 9'9 (2.72m x 2.97m)

With uPVC bay window to the front, inset gas fire, partially glazed partition wall, ceiling light and radiator. Door into;

KITCHEN

9'5 x 10 (2.87m x 3.05m)

Fitted wall and base units with inset sink and drainer and mixer tap over, with void for appliances. UPVC window to the rear, extractor fan, part tiled walls, radiator and ceiling light.

REAR HALL

2'10 x 8'5 (0.86m x 2.57m)

With useful understairs storage space, ceiling light and uPVC door to the rear. Door into;

WC

2'9 x 5'6 (0.84m x 1.68m)

Low level WC, wash hand basin and ceiling light.

FIRST FLOOR

6'6 x 5'3 (1.98m x 1.60m)

UPVC window to the rear, ceiling light and doors off to;

BEDROOM ONE

10'8 x 14'5 (3.25m x 4.39m)

Double room with built in storage cupboard, uPVC window to the rear, ceiling light and radiator.

BEDROOM TWO

9'1 x 8'9 (2.77m x 2.67m)

Double room with uPVC window to the front, built in storage cupboard, ceiling light and radiator.

BEDROOM THREE

9'5 x 6'7 (2.87m x 2.01m)

With uPVC window to the rear, ceiling light and radiator.

SHOWER ROOM

6'5 x 4'6 (1.96m x 1.37m)

Enclosed shower cubicle, low level WC and wash hand basin. Ceiling light, uPVC window to the side and heated towel rail.

EXTERNAL**GARAGE & DRIVEWAY**

Single detached garage with up and over door, power and lighting. Spacious driveway and parking area.

GARDENS

To the front there is a lawn area and pathway leading to the front and gated side access. The rear garden is bound by hedge and fence to borders mainly laid to lawn with a raised patio area.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water, Gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 5 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low, with surface water being High Risk. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

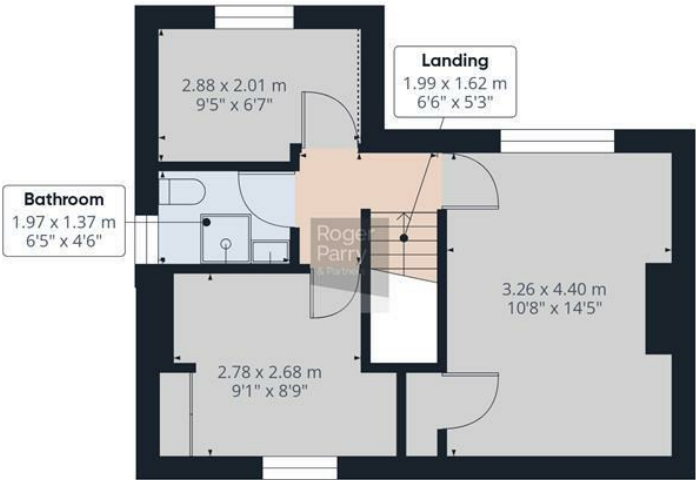
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

76.6 m²
825 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire

Council Tax Band: B

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.