

# 28 Stones Wharf Weston Rhyn Oswestry SY10 7TG



2 Bedroom House - End Terrace  
Offers In The Region Of £227,500

## The features

- IMPRESSIVE BRAND NEW 2 BEDROOM MEWS HOME
- ENVIABLE LOCATION ON LOVELY CANAL SIDE DEVELOPMENT
- RECEPTION HALL WITH CLOAKROOM, LOUNGE/DINING ROOM
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- EARLY RESERVATION HIGHLY RECOMMENDED
- PERFECT FOR FIRST TIME BUYER
- IDEAL FOR COMMUTERS WITH EASE OF ACCESS TO A5/M54
- KITCHEN WITH OVEN AND HOB
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN



**\*\*\* BRAND NEW 2 BEDROOM HOME \*\*\***

**INCENTIVES AVAILABLE ON SELECTED PLOTS.**

**Introducing The Cottlesmore** - This impressive 2 bedroom home is perfect for first time buyers with good sized rooms including Reception Hall with Cloakroom, Lounge/Dining Room, Kitchen with appliances, 2 double Bedrooms and Bathroom..

The Show and View Homes are open each Friday to Monday 10.30am - 4.30pm. No appointment needed.

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 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

Covered entrance with door leading to Reception Hall

### CLOAKROOM

With WC and wash hand basin. Radiator.

### LOUNGE/DINING ROOM

A generous sized room having window and double opening French doors leading onto the garden, media point, radiator.

### KITCHEN

The Kitchen will be fitted with an attractive range of contemporary units (with choice, subject to build stage), window to the front.

### FIRST FLOOR LANDING

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

### BEDROOM 1

having two windows to the front, fitted wardrobe, radiator.

### BEDROOM 2

with window overlooking the rear, radiator.

### BATHROOM

With suite comprising panelled bath with shower unit over, 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 all 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.

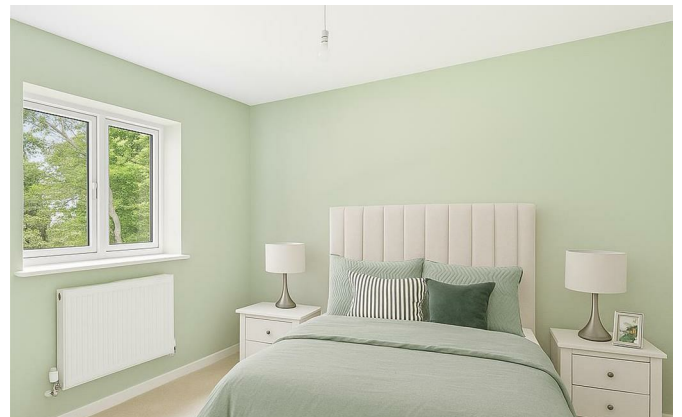
#### NEED TO CONTACT US

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.



## 28 Stones Wharf, Weston Rhyn, Oswestry, SY10 7TG.

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## Judy Bourne

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## Get in touch

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**Click.** www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
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## We're available 7 days a week

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

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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