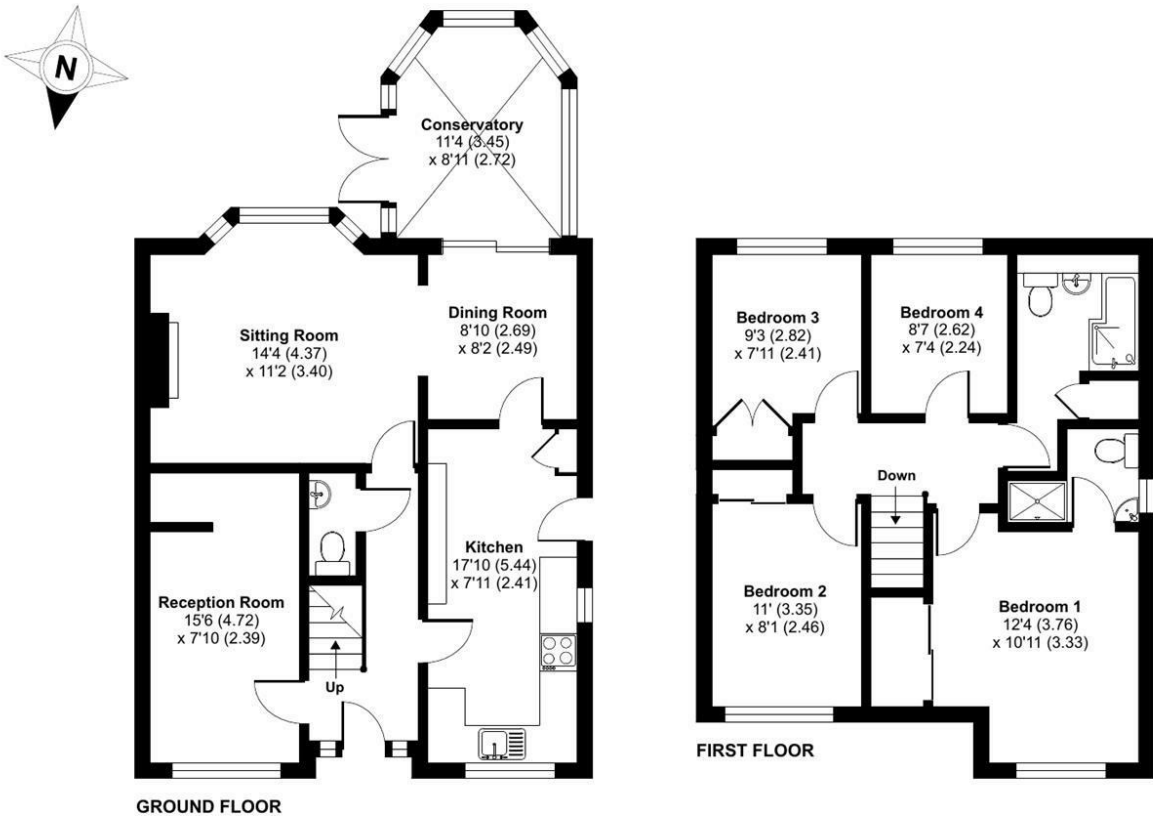


FOR SALE

2 Aspen Grange, Weston Rhyn, Oswestry, SY10 7TS



Approximate Area = 1300 sq ft / 120.8 sq m
For identification only - Not to scale



FOR SALE

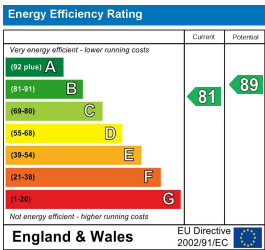
Offers in the region of £325,000

2 Aspen Grange, Weston Rhyn, Oswestry, SY10 7TS

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A spacious four-bedroom detached family home providing over 1,300 sq ft of living accommodation, accompanied by generous gardens, situated in a private and select position in Weston Rhyn.



01691 622602


Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com




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Oswestry (5 miles), Ellesmere (9 miles), Wrexham (12 miles), Shrewsbury (21 miles).


All distances approximate.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Well Proportioned Family Home
- Over 1,300 sq ft
- Immaculately Presented
- Detached Four bedroom
- Desirable Village Location
- Generous Gardens

DESCRIPTION

Halls are favoured with instructions to offer 2 Aspen Grange in Weston Rhyn for sale by private treaty.

2 Aspen Grange is a lovely four bedroom detached village family home within walking distance to village amenities, popular primary school and excellent bus links. The property benefits from master bedroom with en-suite, three further bedrooms, family bathroom, three reception areas and well maintained gardens.

The property is positioned within generous gardens which wrap around the side of the property – a rarity for such a conveniently situated home, with well-maintained front gardens and a tarmac driveway. The rear gardens are a particularly notable feature of the home and are larger than might be anticipated, with generous areas of lawn bordered by established floral beds, alongside an attractive paved patio area which provides a lovely spot for al fresco dining or sitting out.

SITUATION

2 Aspen Grange lies 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 accessed directly into a spacious Entrance Hall, where stairs rise to the first floor with a W/C beneath. To the left of the hallway is a Reception Room, ideal as a Home Office or Snug, particularly suited to those working from home. At the end of the hallway, a door opens into a well-proportioned Sitting Room which connects through to a formal Dining Room. From the Dining Room, double doors lead out into a bright Conservatory that enjoys pleasant views over the impressive rear garden — perfect for relaxing or entertaining. Positioned to the right of the hallway, the kitchen is well-equipped with a range of appliances. A breakfast bar is set at one end, and a side door offers direct access to the garden.

Stairs Rise from the Reception Hall to a first floor landing, where doors allow access into four well-proportioned bedrooms, three of which benefit from integrated wardrobe/storage cupboards and with the Master Bedroom enjoying an En-Suite Bathroom. The internal accommodation is completed by a first floor family Bathroom.

OUTSIDE

The property enjoys a particularly attractive position on the perimeter of this well-regarded development and is situated within extensive gardens. Accessed by a tarmac driveway which provides ample parking. Flanking the Driveway to one side is an area of lawn interspersed by maturing shrubs.

The rear Gardens are a particularly notable feature of the property, being larger than might be anticipated for similar properties in the area. The gardens are, as the property, ideally suited to families with an attractive paved patio area providing a wonderful spot for outdoor dining and entertaining, this leading on to a substantial area of lawn bordered by established floral and herbaceous beds.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Reception Room: 15.60ft x 7.10ft
Kitchen: 17.10ft x 7.11ft
Sitting Room: 14.40ft x 11.20ft
Dining Room: 8.10ft x 8.20ft
Conservatory: 11.40ft x 8.11ft

- First Floor -
Bedroom One: 12.40ft x 10.11ft
Bedroom Two: 11.00ft x 8.10ft
Bedroom Three: 9.30ft x 7.11ft
Bedroom Four: 8.70ft x 7.40ft
Family Bathroom

DIRECTIONS

Proceed from Oswestry along the A5 towards Chirk. On reaching the 'Gledrid' roundabout take the first exit signposted Weston Rhyn. Proceed through the village passing the primary school to your right hand side, continue 300 yards, turning left into Aspen Grange, then turn immediately right and the property will be identified by a Halls 'For Sale' board.

W3W

///snowstorm.grape.fears

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

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 £30 (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.