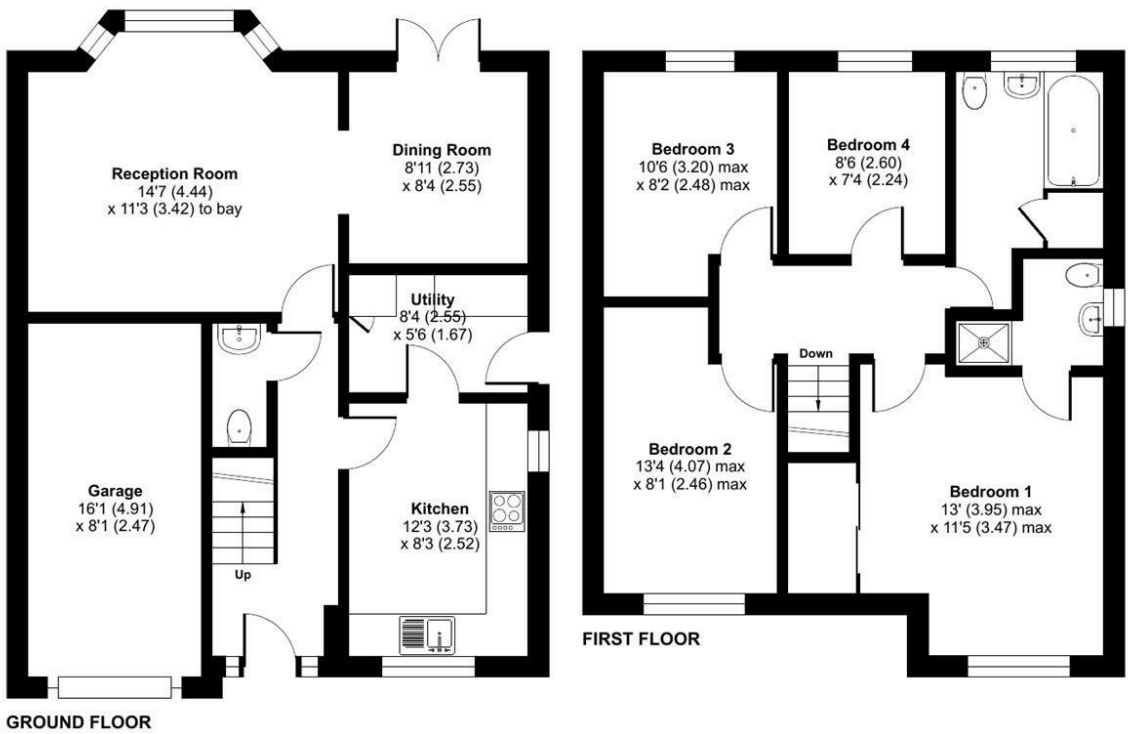


FOR SALE

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



Approximate Area = 1105 sq ft / 102.7 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1239 sq ft / 115.1 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). © nchecom 2026. Produced for Halls. REF: 1399859



FOR SALE

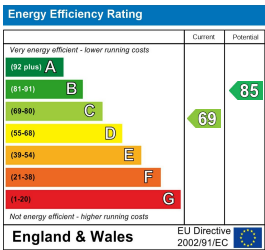
Offers in the region of £319,995

21 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



Nestled in the charming area of Aspen Grange, Weston Rhyn, Oswestry, this delightful detached house offers comfort and style. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 670320



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s

- Corner Plot Setting.
- Large Driveway and Garage,
- Close to Local Amenities.
- Generous Living/Dining Space.
- Enclosed Rear Garden with Lawn and Patio.
- Spacious Family Home.

DESCRIPTION

This attractive four-bedroom detached family home occupies a generous plot within a popular modern residential development, enjoying a wide private lane up to the property and gated driveway, single garage and enclosed gardens. The property offers well-balanced accommodation arranged over two floors, ideal for growing families, home working or those seeking versatile living space.

The accommodation is entered via a welcoming entrance hall with staircase rising to the first floor. To the front of the property is a bright and well-proportioned reception room featuring a bay window, creating an ideal space for everyday living and entertaining. To the rear is a separate dining room with French doors opening onto the garden, offering a lovely connection between indoor and outdoor living.

The kitchen is fitted with a range of units and work surfaces, with space for appliances and everyday dining, and is supported by a useful adjoining utility room providing additional storage and external access. A ground-floor cloakroom/WC completes the practical layout.

To the first floor, a central landing gives access to four bedrooms, including a generous principal bedroom enjoying an ensuite, good natural light and fitted storage potential. Bedrooms two and three are well sized doubles, while the fourth bedroom offers excellent flexibility for use as a child’s room, home office or dressing room. The accommodation is served by a family bathroom, making the property particularly well suited to busy family life.

Externally, the property benefits from a wide sweeping driveway providing off-road parking for multiple vehicles and access to the single garage. The front garden is laid to lawn, while to the rear is an enclosed garden offering a safe and private environment for children, pets and outdoor entertaining.

Overall, this is a well-presented and versatile detached home offering generous accommodation, excellent parking and a convenient position within a popular residential location, making it an ideal choice for families and professionals alike.

LOCATION

Weston Rhyn is a highly regarded and well-connected village situated just a few minutes north of Oswestry, offering an excellent balance of rural surroundings and everyday convenience. The village provides a range of local amenities including shops, a primary school, public houses and a railway station with direct links to Shrewsbury, Chester and Birmingham. Surrounded by attractive Shropshire countryside yet within easy reach of the A5 and A483, making it a popular choice of area.

ROOMS

GROUND FLOOR

RECEPTION ROOM
14’6” x 11’2”

DINING ROOM
8’11” x 8’4”

KITCHEN
12’2” x 8’3”

UTILITY
8’4” x 5’5”

W.C.

FIRST FLOOR

BEDROOM ONE
12’11” x 11’4”

ENSUITE

BEDROOM TWO
13’4” x 8’0”

BEDROOM THREE
10’5” x 8’1”

BEDROOM FOUR
8’6” x 7’4”

BATHROOM

EXTERNAL

GARAGE
16’1” x 8’1”

GARDEN

LOCAL AUTHORITY
Shropshire Council.

COUNCIL TAX BAND
Council Tax Band: C

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

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.