

BOWEN

PROPERTY SINCE 1862

Offers in the region of £219,950

24 Stones Wharf, Weston Rhyn, Oswestry, Shropshire, SY10 7FF

3 Bedrooms

1 Bathroom

BOWEN

PROPERTY SINCE 1862

24 Stones Wharf, Weston Rhyn, Oswestry, Shropshire, SY10 7FF







General Remarks

A three-bedroom mid-terrace property located in a quiet new build development on the edge of the village of Weston Rhyn, with easy access onto the A5 & A483. Offered for sale as an investment opportunity subject to the Assured Periodic Tenancy currently in place or with vacant possession in the Summer of 2027. The property benefits from uPVC double glazing, gas central heating, good size enclosed rear garden and off-road parking. Constructed by well known developer Shrewsbury Homes, the property includes the remainder of a 2 years builders warranty and ICW 10 year warranty. Please note the property includes floor finishings throughout and has been carpeted since the marketing photographs were taken prior to the property's rental.

Location: Weston Rhyn has an excellent range of amenities including primary school, shop, post office and public houses. The property is close to the Shropshire Union Canal and surrounding countryside. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has a good bus services and the nearby train stations at Chirk and Gobowen provides services to Birmingham and Manchester.

Accommodation

A part glazed uPVC door leads into:

Entrance Hall: Tile flooring, uPVC door with glazed panel, radiator.

Cloakroom: Tile flooring, low level w.c., pedestal wash hand basin, radiator, spotlights.

Kitchen: 12' 9" x 8' 8" (3.89m x 2.63m) Tile flooring, matching wall and base units with work top surface and tiled upstands above, 1 1/2 sink and drainer with mixer tap, integrated 'Indesit' double oven with 'Indesit' halogen 4-ring hob and stainless-steel extractor hood above. Integrated fridge/freezer, radiator, spotlights.

Lounge/Diner: 16' 8'' x 11' 11'' (5.07m x 3.62m) TV & internet points, two radiators, uPVC patio doors to rear elevation. Understairs store.

Stairs to First Floor Landing: Radiator. Airing cupboard with slatted shelving.

Bedroom 1: 12' 11'' x 9' 8'' (3.93m x 2.95m) TV points, built-in wardrobe with mirror sliding doors, radiator.

Bedroom 2: 9' 8'' x 9' 8'' (2.95m x 2.94m) Built-in wardrobe with mirror sliding door, radiator.

Bedroom 3: 8' 7'' x 6' 7'' (2.62m x 2.00m) Radiator.

Bathroom: 6' 6'' x 5' 7'' (1.99m x 1.69m) Tile flooring, low level w.c., pedestal wash hand basin, panel bath with shower mixer and glazed screen, stainless steel heated towel rail, partly tiled walls, spotlights.

Externally: The property is approached over a brick-paved drive offering parking for two cars. Access to the rear is via an alley at the end of the terrace leading to a gate at the rear of the







garden with a large area laid to lawn, patio area and timber boundary fencing.

EPC Rating: EPC Rating - Band 'B' (81).

Tenure: We are informed that the property is freehold.

Assured Periodic Tenancy: The property is currently let subject to an Assured Periodic Tenancy under the Renters Rights Act. The current rent is £950.00 per calendar month and the current tenants would be willing to remain in situ should an investment buyer be interested in purchasing the property subject to the current Tenancy.

Services: We understand mains electricity, gas, water and drainage are connected.

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Shropshire Council.

Directions: From the Gledrid Roundabout take the exit signposted 'Weston Rhyn. Proceed along the road for roughly 0.2 miles, before turning left into the Stones Wharf development. Upon entering the development, take the second right where the property will be visible on the right-hand side.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

BOWEN
SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

RICS®
Regulated by RICS