

Town & Country

Estate & Letting Agents



15D Brookfield Close, Weston Rhyn, SY10 7TJ

Offers In The Region Of £179,950

WITH NO ONWARD CHAIN!! Town and Country Oswestry are delighted to present this THREE BEDROOM FAMILY HOME in the popular village of Weston Rhyn. The property offers modern living with off road parking and a low maintenance rear garden. The open plan living offers a great space with a bright, airy feel. Having double glazing and gas central heating. Weston Rhyn offers all day to day amenities with Oswestry being a 10 minute drive away.

Directions

From Oswestry join the A5 travelling towards Wrexham. upon reaching the Gledrid roundabout take the first exit towards Weston Rhyn. Proceed through the village, onto Station Road and turn left onto Brookfields. Follow the road around to the left and then bear to the left onto Brookfields Close where the property will be seen on the left identified by our For Sale board.

Hallway

With wooden flooring, part glazed door to the front, radiator and stairs leading off to the first floor. A door leads through to the lounge.

Open Plan Lounge/Dining Room 12'0" x 26'2" (3.66m x 7.98m)



A great open plan space having a window to the front, wooden flooring and a radiator.

Additional Photograph



Open Plan Kitchen



The modern kitchen is fitted with a good range of base and wall units in grey with worktops over, radiator, double oven, integrated extractor fan, stainless steel sink and drainer unit with a mixer tap over, plumbing for a washing machine, window to the rear and part glazed door to the rear.

Cloakroom

With window to the side, wash hand basin with mixer tap over, W/C, tiled flooring and a radiator.

Landing

With a window to the side, loft hatch and airing cupboard off with boiler. Doors lead to the bedrooms and the bathroom.

Bedroom One 12'0" x 9'10" (3.66m x 3.02m)



With a window to the front, wooden flooring, built in double wardrobe and a radiator.

Bedroom Two 8'3" x 10'4" (2.54m x 3.16m)



With a window to the rear, wooden flooring and a radiator.

Bedroom Three 6'7" x 6'6" (2.03m x 2.00m)



With a window to the rear, wooden flooring and a radiator.

Family Bathroom



Fitted with a modern suite in white comprising a panelled bath with shower over and glass shower screen, wash hand basin with a mixer tap W/C, tiled flooring, extractor fan and a radiator.

Front Garden

To the front of the property there is block paved off road parking and access to the rear garden.

Rear Garden



The low maintenance rear garden is paved and gravelled with fence panelling boundaries.

Additional Photo



Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Services

The agents have not tested the appliances listed in the particulars.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour

Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

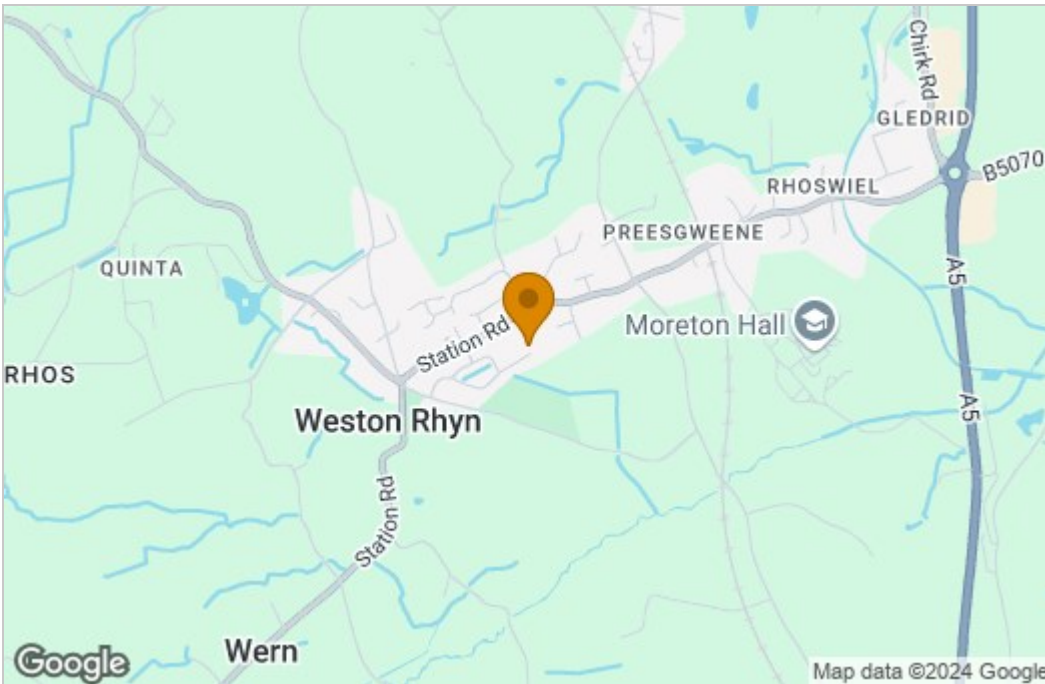
Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

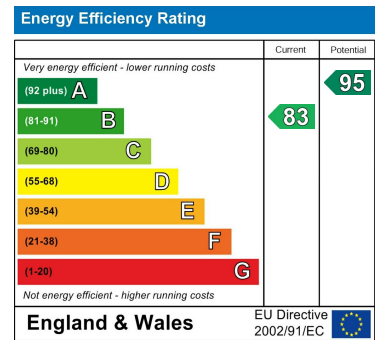
The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

Floor Plan

Area Map



Energy Efficiency Graph



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