

Town & Country

Estate & Letting Agents



10 Aspen Grange, Weston Rhyn, SY10 7TS

Offers In The Region Of £250,000

Town and Country are delighted to bring to the market, in the area Weston Rhyn, this delightful extended semi-detached house. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting open plan reception rooms provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The gardens are another great feature of this property and make a lovely area to sit out and relax. The location of Aspen Grange is particularly appealing, offering a peaceful residential setting while still being within easy reach of local amenities and transport links. This makes it an excellent choice for those who appreciate both tranquillity and accessibility. With its spacious layout, convenient parking, and prime location, it is a property not to be missed.

Directions

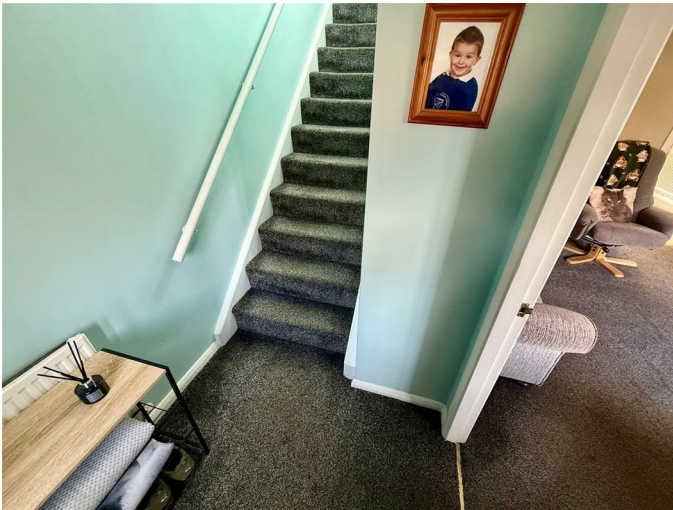
From our Willow Street office proceed out of town, joining the A5 towards Wrexham. Continue along until reaching Gledrid roundabout and take the first exit signposted Weston Rhyn. Continue through the village along Station Road, passing over the level crossing and passing the school on the right hand side. Take the first turning on the left onto Aspen Grange where the property will be found on the right hand side.

Accommodation Comprises

Porch

The property is accessed via a canopy porch with outside lighting leading to the front door.

Hallway



The hallway has a part glazed door to the front and stairs off to the first floor landing. There is a coved ceiling, radiator and a door leads through to the lounge.

Lounge 13'2" x 13'2" (4.03m x 4.02m)



The bright spacious lounge has a window to the front aspect, dado rail and a gas fire with surround and marble effect inset. There is a door which leads into the dining room and wall lighting.

Additional Photo



Dining Room 8'2" x 10'6" (2.50m x 3.22m)



The dining room is a versatile space ideal for a number of uses. Having wood floor throughout, coved ceiling and a radiator. An archway leads through to the rear garden room and a door leads through to the kitchen.

Additional Photo



Kitchen 10'7" x 8'0" (3.24m x 2.45m)



The kitchen comprises a range of wall and base units with worktop over, single sink and drainer with mixer tap over, plumbing for a washing machine and space for a fridge. Electric oven with 4 ring hob over and chimney extractor fan. Tiled walls and floor, radiator, under stairs cupboard, a window to the rear overlooking the garden and a part glazed door to the side.

Garden Room 9'6" x 9'6" (2.92m x 2.91m)



The garden room is a lovely bright space and has a dwarf wall with window surrounds, wall lighting, insulated roof and patio doors out to the rear garden.

First Floor Landing



The first floor landing has a window to the side, coved ceiling and access to the roof space by hatch. The roof space is boarded as well as insulated. There is an airing cupboard housing the hot water tank and doors leading to the bedrooms and the bathroom.

Bedroom One 9'10" x 11'5" (3.00m x 3.48m)



A good sized double bedroom with a window to the rear, built in mirrored wardrobes offering good storage and a radiator.

Bedroom Two 10'2" x 8'6" (3.12m x 2.61m)



The second double bedroom has a window to the front and a radiator.

Additional Photo



Bedroom Three 7'10" x 6'9" (2.40m x 2.08m)



The third bedroom has a window to the front and a radiator.

Bathroom 6'6" x 6'3" (2.00m x 1.91m)



The bathroom comprises a shower cubicle with a Triton electric shower, WC and wash hand basin on a vanity unit with a mixer tap over. Part tiled walls, vinyl floor, window to the rear and a radiator.

To the Front

The property is accessed over a block paved driveway which leads to the garage and front door. There is also a lawned garden with mature shrubs and gated side access to the rear garden.

To the Rear



The rear garden is another great feature of this lovely property and is mainly laid to lawn with a range a shrubs and a blocked paved patio area perfect for entertaining. There is a pond and two sheds, all fully enclosed with fence panelling making it very private.

Additional Photo



Additional Photo



Additional Photo



Garage 16'2" x 7'10" (4.93m x 2.40m)

The garage has an up and over door with light and power laid on, side personal door. Gas fired boiler and eaves storage.

Services

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

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.

To Book a Viewing

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

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

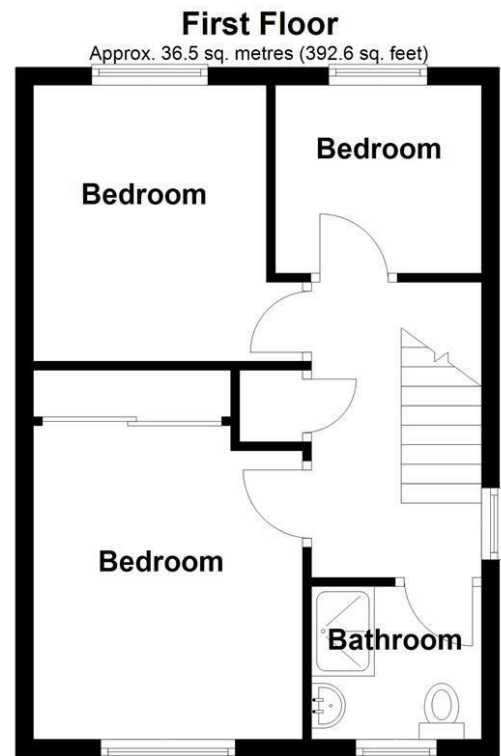
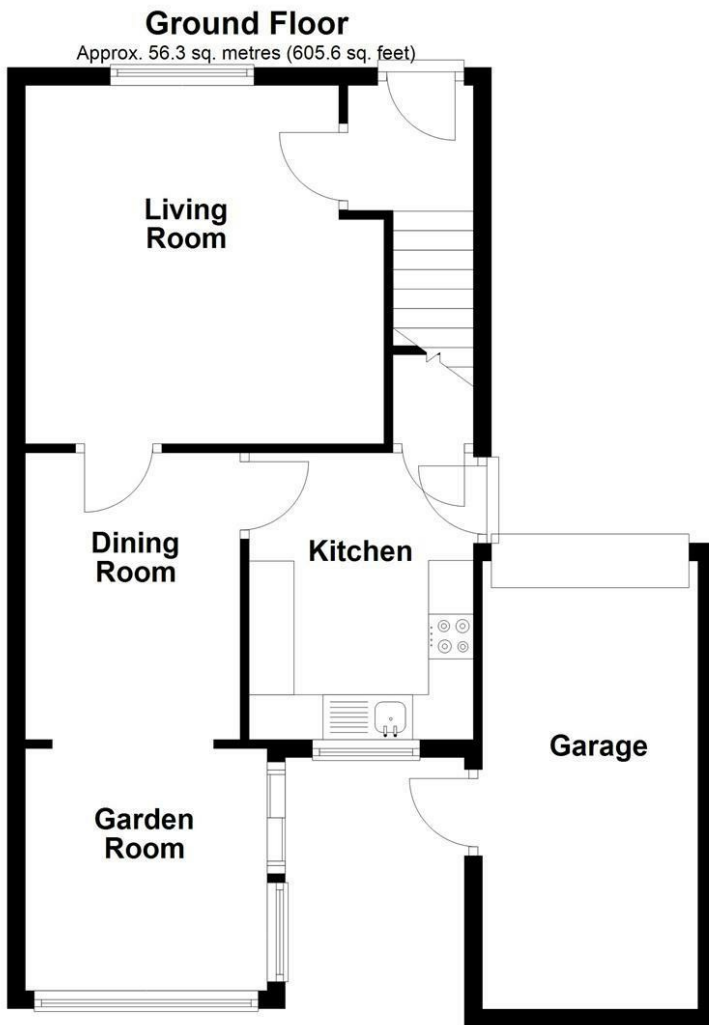
Town and Country Services

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.

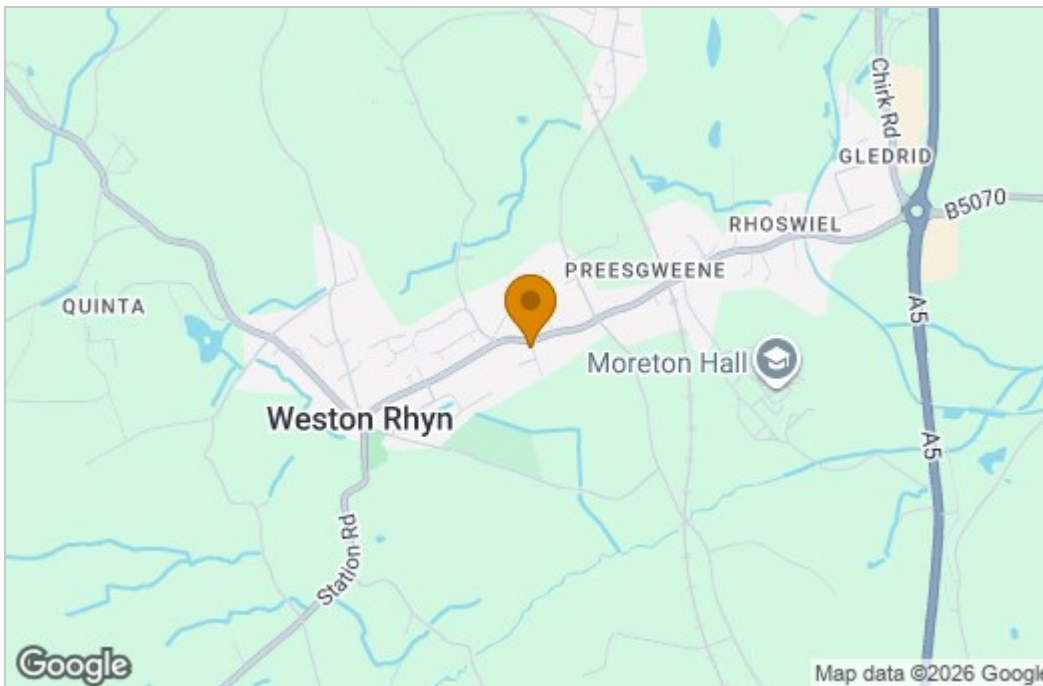
Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

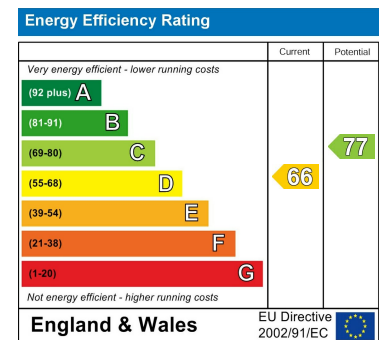
Floor Plan



Area Map



Energy Efficiency Graph



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk