





Roseville Station Road, Weston Rhyn, SY10 7RS
Offers In The Region Of £160,000

A two bedroom terrace house situated within the centre of the Village of Weston, being offered for sale with no onward chain. In brief the accommodation affords Entrance hall, living room, kitchen/diner, snug, and ground floor bathroom. Two bedrooms and bathroom to the first floor. Externally there are front gardens and driveway for parking.



PORCH

7'5 x 2 (2.26m x 0.61m)

Provides a sheltered entrance with a double-glazed front window and door.

ENTRANCE HALL

With a double-panel radiator and stairs leading to the first floor.

LIVING ROOM

13'1 x 12'10 (3.99m x 3.91m)

Light and airy room with bay window to the front, feature decorative fireplace with inset gas fire, radiator and ceiling light. Door into;

KITCHEN

16'2 x 9'9 (4.93m x 2.97m)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, and gas cooker. Void for further appliances, built in storage cupboards, window to the rear and ceiling light. Door into;

SNUG

7'7 x 8'11 (2.31m x 2.72m)

A useful additional space with two side-facing double-glazed windows and patio doors leading outside.

BATHROOM

7'4 x 11'2 (2.24m x 3.40m)

A spacious bathroom featuring a bath, separate enclosed shower, washbasin, WC, and bidet, with tiled flooring and three windows for ventilation.

FIRST FLOOR**BEDROOM ONE**

12'10 x 12'9 (3.91m x 3.89m)

Double bedroom with a front-facing window, built-in wardrobe, ceiling light and radiator. Built in over stairs storage with wall mounted boiler.

BEDROOM TWO

8 x 11'2 (2.44m x 3.40m)

With window to the rear overlooking the garden, ceiling light and fitted shelving.

BATHROOM

7'11 x 8'1 (2.41m x 2.46m)

Fitted with a bath, washbasin, and WC, with fully tiled walls and a rear-facing window.

EXTERNAL

Front Garden – Small, easy-to-maintain space with shrubs and plants. Parking area for two cars.

Back Garden – Offers a small space for gardening, pottery, or storage.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water, gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 8 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Shropshire

Council Tax Band: A

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.