



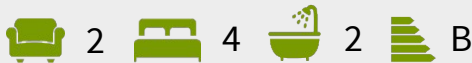
22 PLEASANT VIEW

WESTON RHYN | OSWESTRY | SY10 7TQ



An impeccably presented and well designed four-bedroom detached family home boasting driveway parking, integral garage, and attractive gardens to both front and rear, pleasantly situated within a popular development on the edge of Weston Rhyn.

Offers in the region of £365,000



- Detached Family Home
- Circa 1,800 sq ft
- En-Suite to Principal Bedroom
- Attractive Gardens
- Driveway and Garage
- Tucked Away Position

DESCRIPTION

Halls are favoured with instructions to offer 22 Pleasant View in Weston Rhyn for sale by private treaty.

22 Pleasant View is a generously proportioned four-bedroom family home which has been lovingly maintained and thoughtfully improved by the current vendors. Extending to over 1,800 sq ft, the property offers tastefully appointed and highly versatile accommodation arranged across two floors, combining a selection of sociable ground-floor reception spaces with four well-proportioned bedrooms, including a particularly spacious principal suite. With two staircases serving distinct areas of the first floor, the layout offers potential to create a degree of separation for annexe-style or multi-generational living.

The property is complemented by attractive front and rear gardens, the former featuring a broad block-paved driveway, which provides ample space for a number of vehicles and leads on to the integral garage, with, to the rear, attractively landscaped gardens and a paved patio area which represents an ideal space for outdoor dining and entertaining.



SITUATION

22 Pleasant View lies in the heart of the popular village of Weston Rhyn, which enjoys a range of day-to-day amenities, including a primary school, church and takeaway whilst retaining a particularly convenient proximity to the A5 which provides easy access to the nearby centres of Oswestry, Shrewsbury, and Wrexham, all of which enjoy a more comprehensive array of facilities including cultural and artistic attractions. Weston Rhyn lies broadly equidistant between the villages of Chirk and Gobowen, with train stations available in each.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Weston Rhyn Primary, St.Martins School, Gobowen Primary, Selattyn C of E Primary, Ellesmere College, and Oswestry School. The property is particularly well situated for access to the renowned Moreton Hall School, which sits on the edge of the village.

THE PROPERTY

The property is principally accessed beneath an attractive covered entrance porch, which opens into a welcoming reception hall. From here, a door leads into the generously proportioned main reception room, an excellent family living and entertaining space with a window overlooking the front elevation. From the entrance hall a door also opens into a playroom which provides valuable flexibility and would be equally well suited for use as a home office, snug or additional sitting room.

The reception room opens into an impressive kitchen which forms the heart of the home and offers ample space for both everyday family life and entertaining, with a central island and a comprehensive arrangement of fitted units. This flows naturally into the dining room and onwards into the conservatory, which enjoys a pleasant outlook across the rear garden and provides direct access outside.



The first-floor accommodation is thoughtfully arranged across two distinct areas. A staircase rising from the kitchen leads to a landing serving three well-proportioned bedrooms, together with a shower room and separate WC. Bedrooms two and four also benefit from fitted wardrobes.

A second staircase rises from the dining room to a more private principal suite, comprising a particularly spacious principal bedroom with extensive fitted storage and convenient access to a generous bathroom, appointed with both a bath and separate shower.

OUTSIDE

The property is approached over a broad block-paved driveway, providing generous off-road parking and access to the integral garage, with a paved pathway extending along the side elevation to the rear.

The beautifully presented rear garden has been thoughtfully landscaped to create an attractive and highly versatile outdoor setting. A generous expanse of artificial lawn is complemented by mature ornamental planting and raised timber beds, while a choice of paved terraces provides excellent spaces for alfresco dining, entertaining and relaxation. Fully enclosed and designed for ease of maintenance, the garden forms a particularly appealing extension of the home and enjoys direct access from the conservatory.

DIRECTIONS

From Oswestry, proceed north on the A483 towards Wrexham. At the Gledrid/M&S roundabout, take the first exit signposted Weston Rhyn. Continue through Rhoswiol and into the centre of the village, taking the fourth exit at the mini-roundabout onto High Street. Proceed along High Street before taking the second left-hand turning onto Pleasant View.

W3W

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SERVICES

We understand that the property has the benefit of mains and electric, drainage, gas and water.



LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band 'D' on the Shropshire Council Register.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

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 (plus 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.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

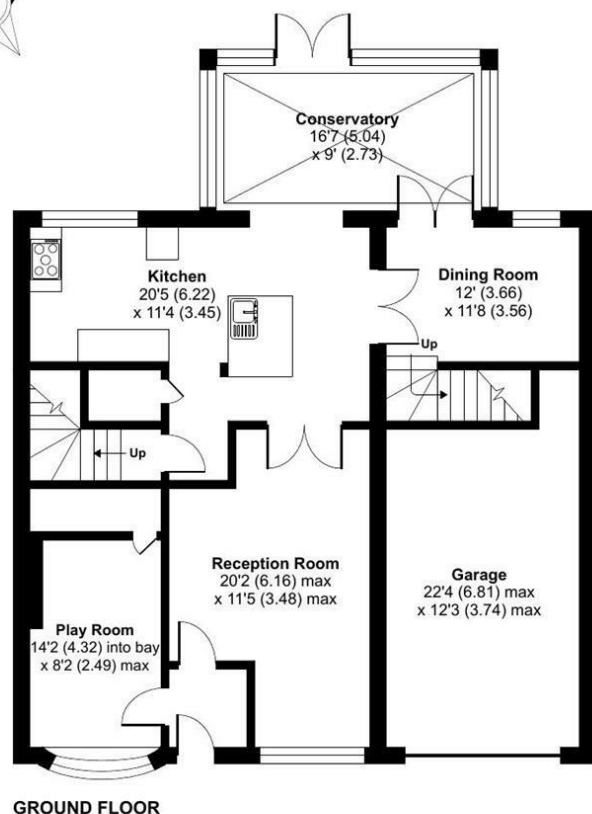


Approximate Area = 1894 sq ft / 175.9 sq m

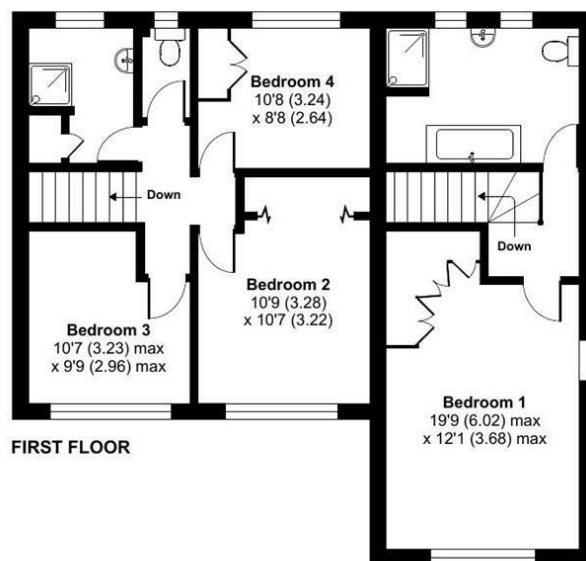
Garage = 245 sq ft / 22.8 sq m

Total = 2139 sq ft / 198.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1514918



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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www.halls.gb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.