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This two-bedroom end-of-terrace property, dating back to the Victorian era, is ideally located within easy walking distance of Oswestry town centre and its range of amenities. The home offers excellent potential and is perfect for buyers looking to add their own touch.

The accommodation includes two reception rooms, a kitchen, and a covered rear porch area. Upstairs, a central landing leads to two bedrooms and a family bathroom. The property benefits from UPVC double glazing and a gas-fired combination boiler for central heating.

Outside, there is an enclosed rear garden with no shared access, providing privacy and a great space to relax or entertain. A useful garden shed is also included.

Although the property would benefit from a little TLC, it presents a fantastic opportunity to restore and personalise a charming home in a convenient location.



#### Bedroom 3.10 x 3.78m **Dining Room** 10'2" x 12'5" 3.39 x 3.78m 11'1" x 12'5" Bedroom 1.88 x 3.92m Sitting Room 6'2" x 12'10" 3.49 x 3.92m 11'5" x 12'10" Kitchen Porch 2.00 x 2.92m 6'7" x 9'7" Shed All measurements are approximate and for display purposes only

### HAYLEY JACKSON







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Council Tax Band - Band A

Shropshire Council

**Tenure** - Freehold. Confirmation should be sought via a purchasers legal advisor.

**Services** - We understand that the property benefits from mains gas, electricity, drainage and water. Confirmation should be sought via a purchasers legal advisor.

Viewing strictly via the property agent



Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless 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.





