

# Town & Country

Estate & Letting Agents



**106 Willow Street, Oswestry, SY11 1AL**

**Auction Guide £55,000**

TO BE SOLD AT AUCTION ON 17th DECEMBER 2024. A SUPERB DEVELOPMENT AND INVESTMENT OPPORTUNITY. Town and Country Property Auctions are pleased to present this three bedroomed detached property in need of complete renovation but benefitting from uPVC double glazing and gas central heating. Located close to the town centre, all amenities are easily accessible including shops, schools and public transport. Viewing is recommended to appreciate the size of the property. Unconditional lot, Buyers Premium Applies at 5% plus vat (subject to a minimum of £5000 plus vat).

## DIRECTIONS



From our office proceed up Willow Street where the property will be seen on the right hand side.

## ACCOMMODATION COMPRISES

### HALL

With door to the lounge and kitchen. Stairs lead to the first floor.

### LOUNGE 11'4" x 11'10" (3.47m x 3.63m)



Having a beamed ceiling, gas fire with wooden surround, wall lights, radiator, window to the front and side. The room opens out onto the dining room area.

## ADDITIONAL PHOTO



### DINING ROOM 15'8" x 6'4" (4.78m x 1.95m)



With ceiling beams, radiator, laminate flooring and window to the front.

### KITCHEN 10'3" x 9'4" (3.13m x 2.87m)



Having base and wall units, understairs cupboard, radiator, stainless steel single drainer sink and mixer tap, wall mounted gas fire, windows to the side and rear.

**UTILITY 10'1" x 5'8" (3.09m x 1.74m)**



With a door to the rear and window to the side. Plumbing for a washing machine and a large under-stairs cupboard off.

**LANDING**

Having a window to the side and doors to the bedrooms and bathroom.

**BEDROOM ONE 13'8" x 11'4" (4.19m x 3.47m)**



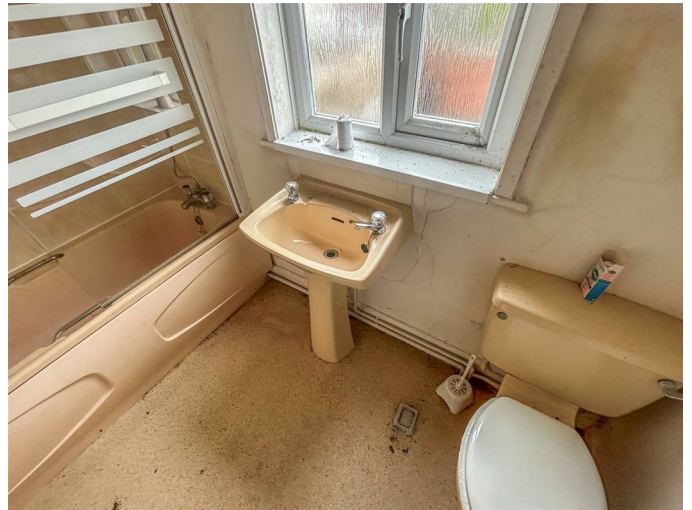
With beamed ceiling, radiator and two windows to the side.

**BEDROOM TWO 15'5" x 6'9" (4.72m x 2.08m)**



Having beamed ceiling, radiator and window to the front.

**BATHROOM**



Fitted with a three piece suite, shower over the bath, window to the rear, radiator and built in cupboard with boiler.

**BEDROOM THREE 9'9" x 8'0" (2.98m x 2.46m)**



With a built in cupboard, radiator and window to the rear and side.

## OUTSIDE



There is a small paved courtyard to the rear (up to the fence line) and pedestrian access only to the side. Please note: There is no vehicular access to this property.

## SERVICES

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

## VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## HOURS OF BUSINESS

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 2.00

## OUR SERVICE

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk) - NO SALE - NO FEE  
VERY COMPETITIVE FEES FOR SELLING.

## 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.

## GUIDE PRICE AND RESERVES

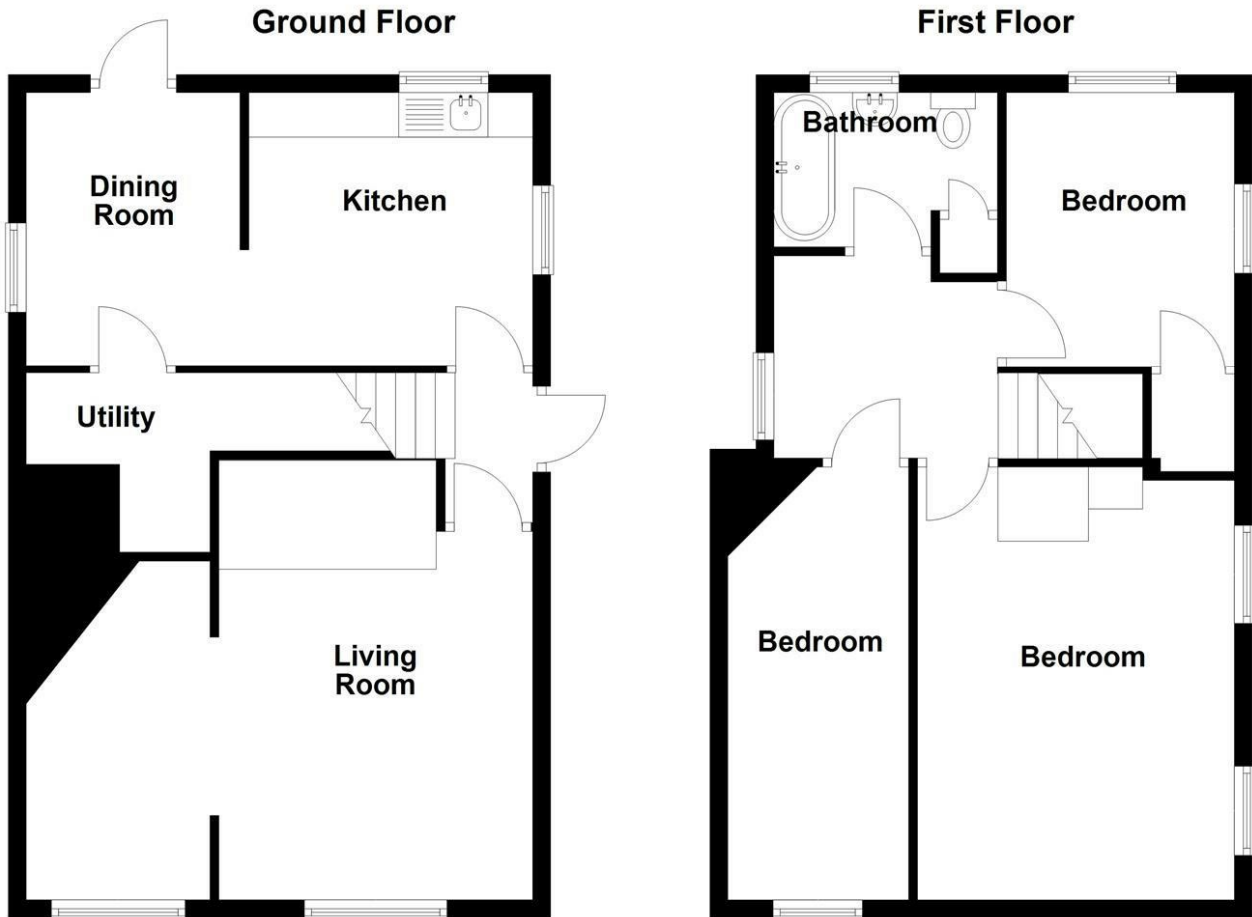
Guide Prices and Reserve Prices  
Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction,

would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

## TO MAKE A PRE AUCTION OFFER

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

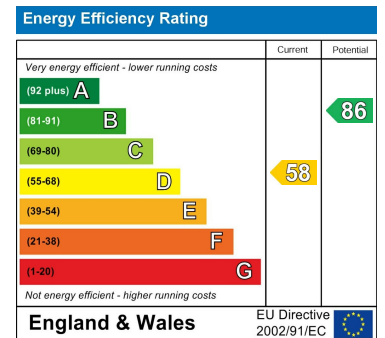
## Floor Plan



## 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