



Zaza Johnson & Bath
Estate Agents

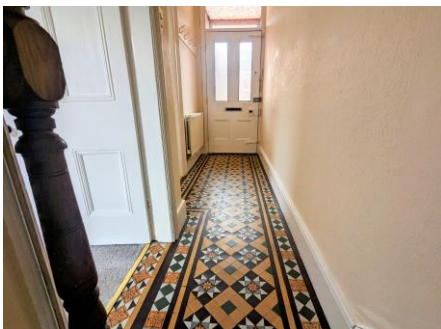
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38 Park Avenue, Oswestry, Shropshire, SY11 1BA

Offers in the Region Of £210,000

An attractive 2 bedroom property with many period features including fireplaces and 3 outside stores, one with original bread oven. Located within easy access of the town centre. The accommodation includes, Enclosed Porch, Entrance Hall, Living Room, Dining Room, Useful Cellar, Kitchen, 2 Bedrooms and Bathroom.
Rear Garden with 3 Useful Stores. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Enclosed Storm Porch with quarry tile floor, glazed wooden entrance door.

Entrance Hall

Beautiful Victorian tile flooring, radiator, staircase to First Floor Landing.

Living Room 11' 11" x 11' 11" (3.63m x 3.63m)

Carpet, radiator sash window to the front, tiled fireplace with hearth.

Dining Room 12' 8" x 11' 0" (3.86m x 3.35m)

Carpet, radiator, sash window to the rear, fireplace with hearth, built in storage cupboard to alcove to one side and shelving to the other. Access to Cellar.

Kitchen 8' 0" x 8' 0" (2.44m x 2.44m)

Vinyl tile flooring, wooden glazed door leads to rear garden, sash window to the side. Fitted with white gloss units with laminate work tops, stainless steel sink unit, 4 ring gas hob with oven below and extractor hood above. A beautiful feature is the original cast iron stove set to fireplace recess (not in working condition).

First Floor Landing

Access to loft space.

Bedroom 1 16' 2" x 11' 11" (4.92m x 3.63m)

Good size room with carpet, radiator, 2 sash windows to the front, feature period fireplace.

Bedroom 2 12' 9" x 9' 10" (3.88m x 2.99m)

Sash window to the rear, carpet, feature period fireplace, radiator.

Bathroom 11' 2" x 8' 0" (3.40m x 2.44m)

Fitted with 3 piece suite including bath with mixer tap and shower attachment, aqua boarding around and shower screen, wash basin and WC, part tiled walls, exposed painted floorboards, feature period fireplace, radiator, useful storage cupboard, Worcester combination central heating boiler, double glazed window to the rear.

Rear Garden

Approached from the back door onto a concrete terrace. 3 Useful outbuilding one containing the original bread oven - no longer in use but a lovely feature. Communal walkway across the rear of the properties. Access to the main garden which is mainly laid to lawn and enclosed by fencing and wall.

External - Front

The property is approached over a tarmac pathway. The front garden is stone border with brick wall to the front. There on-street parking available.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



38 Park Avenue

FLOOR PLANS FOR GUIDANCE ONLY

23/05/2025, 11:08

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

38, Park Avenue OSWESTRY SY11 1BA	Energy rating D	Valid until:	24 September 2029
		Certificate number:	8409-6555-6729-7626-5113

Property type Mid-terrace house

Total floor area 95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage