

BOWEN

PROPERTY SINCE 1862



Auction Guide Price Excess £180,000

23 Top Street, Whittington, Oswestry, SY11 4DR

🛏 2 Bedrooms

🚿 1 Bathroom

23 Top Street, Whittington, Oswestry, SY11 4DR



General Remarks

For sale by Public Auction on the 11th December 2025 at 2.00pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN. Semi-detached two-bedroom house with good size garden to the rear and off-road parking.

Great potential for improvement and modernisation in line with prospective purchaser's requirements.

Location: The property enjoys a pleasant location in the popular village of Whittington being approximately 3 miles from the market town of Oswestry and the A5/A483 bypass. The village of Whittington has good transport links and local amenities including a post office, village shop, two pubs with restaurants and a Primary school.



Accommodation

UPVC Partly Glazed Entrance Door into small entrance hall:

Living Room: 12' 5" x 12' 5" (3.79m x 3.78m) Coving the ceiling, radiator, built in cupboard with shelves above, understairs storage cupboard.

Kitchen/Dining Area: 13' 10" x 9' 5" (4.22m x 2.87m) Wood effect vinyl flooring. Range of fitted wall cupboards and matching base units with worktop surface above, stainless steel sink unit and drainer, cooker hood, space for washing machine, partly tiled walls, radiator.

Cloakroom: 6' 3" x 3' 6" (1.90m x 1.07m) Wood effect vinyl flooring, low level flush wc, wash hand basin with tile splash, radiator.

Rear Entrance Area: Wood effect vinyl flooring, half glazed door to outside.

Stairs to first floor and landing area: Built-in cupboard housing wall mounted 'Worcester' gas boiler. Access to roof space.

Bedroom One: 12' 4" x 9' 6" (3.77m x 2.90m) Radiator.

Bedroom Two: 9' 5" x 7' 4" (2.87m x 2.23m) Radiator.

Bathroom: 9' 5" x 7' 4" (2.87m x 2.24m) Wood effect flooring. White suite comprising panel bath with tile splash, pedestal wash hand basin with tile splash, low level flush wc, corner shower cubicle with mains fed shower. Radiator and extractor fan.



Outside: The property is set back off Top Street with the front of the property enclosed by a stone wall with gravel area and shrubs and steps leading up to the entrance door. A tarmac drive to the side leads to the rear of the property where there is allocated parking. A good size enclosed rear garden mainly laid to lawn with patio area and gravel area. Timber garden shed.

EPC Rating 67|D Council Tax Band 'B':

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

Services: Mains electricity, gas, water and drainage are understood to be connected.

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.4% to include VAT subject to a minimum of £3600.00 including VAT. For further details on fees payable please consult the auction legal pack.



Method Of Sale: The property will be offered for sale by public auction at Lion Quays Hotel & Spa, Moreton, Oswestry on Thursday 11th December 2025 with commencing at 2.00pm.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reservation Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve

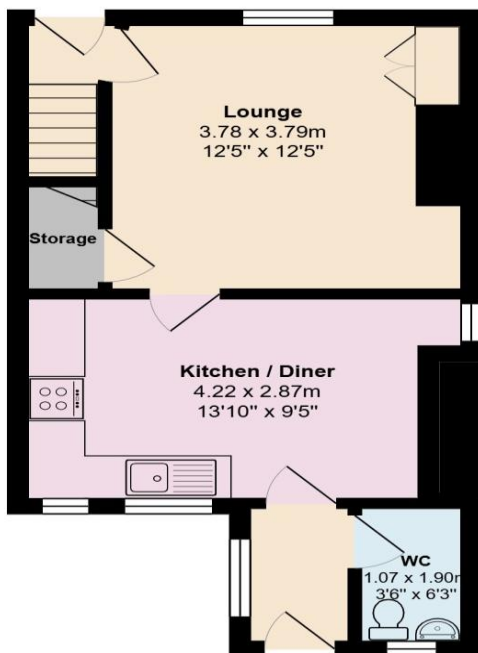
price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Directions: From Ellesmere proceed out of the town along the A495 signposted Oswestry. After approximately 5 miles you will enter the village of Whittington, on entering the village take the second turning right into Top Street where after a short distance the property can be identified by the agents for sale board on the right handside.

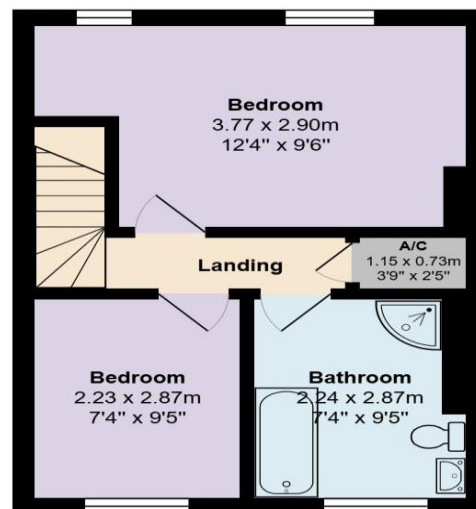
Solicitor: Lanyon Bowdler, 39/41 Church Street, Oswestry, Shropshire, SY11 2SZ. Tel: 01691 652241
Contact: Stewart Smith
Email: stewart.smith@lblaw.co.uk

Ownership Disclosure: In accordance with the Estates Agents Act 1979, we disclose that the owner of this property is a relative to one of the partners of Bowen.

23 Top Street, Whittington, SY11 4DR



Ground Floor



First Floor

Total Area: 67.5 m² ... 727 ft²

All measurements are approximate and for display purposes only

RICHS RICS is a trading service by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly 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.