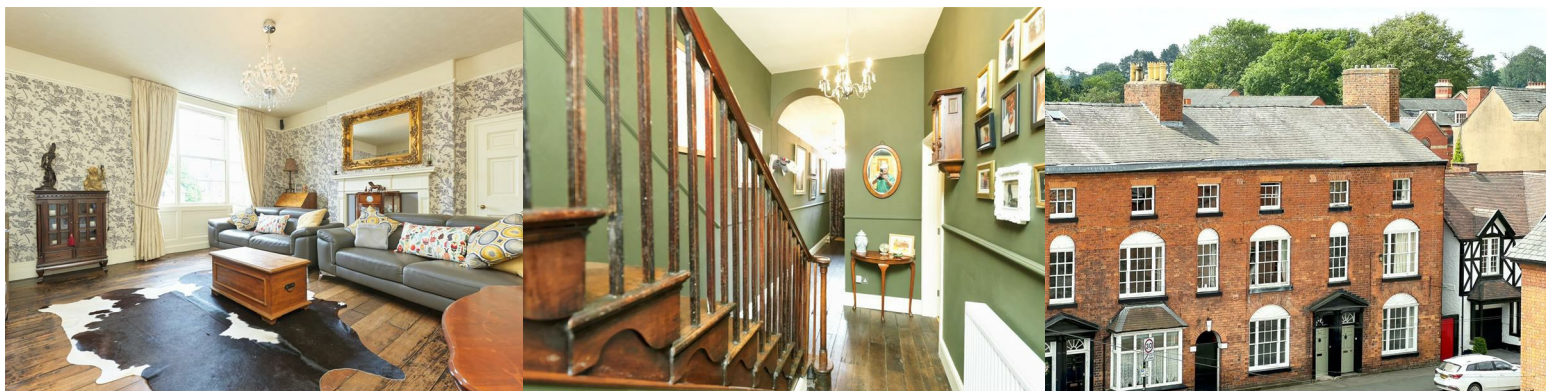


**FOR SALE****£400,000****20 Upper Brook Street, Oswestry, SY11 2TB**

A most exceptionally well appointed character three storey Grade II Listed town residence which benefits from a generous rear garden. A short walk from Oswestry town centre this spacious and versatile property briefly comprises: Reception Hall, Living Room, Dining Room, Kitchen, Utility, Cloakroom, Cellar, Landing, Two Bedrooms, Bathroom, Landing, Bedroom with Ensuite, Two further Bedrooms, Garden.





- Character Three Storey Town Residence
- Grade II Listed Town House
- Spacious and Versatile Accommodation
- Generous Rear Garden
- A Short Walk to Oswestry Town Centre
- Viewing Fully Recommended

#### LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day to day needs of the area. Shrewsbury and Chester are both some half an hour drive. There is also a main line railway station at Gobowen, about 3 miles distance.

#### DIRECTIONS

From the centre of Oswestry, proceed past the Church on Church Street with the Wynnstay Hotel on the left hand side, turn right at the traffic lights. Proceed and the property will be viewed to the left hand side.

#### THE ACCOMMODATION

A period solid wood entrance door with glazing over leading into:-

#### RECEPTION HALL

With stairs to the First Floor accommodation, dado rail, picture rail and radiator. Door to Cellar.

#### CELLAR

11'5" x 15'5" (3.50m x 4.70m)  
Divided into two rooms.

#### LIVING ROOM (CURRENTLY UTILISED AS A GYM)

16'0" x 13'1" (4.90m x 4.00)  
With a large sash window to the front elevation and radiator.

#### DINING ROOM

11'9" x 10'2" (3.60m x 3.10m)  
With sash window to rear elevation and radiator.

#### CLOAKROOM/WC

With double glazed window to the side elevation, suite comprising a low flush WC, pedestal wash hand basin and tiled floor.

#### KITCHEN

25'7" x 12'1" including dining area (7.81m x 3.70m including dining area)

A bespoke range of quality fitted wall and floor units, granite worktops, Belfast style sink with mixer tap, integrated oven, grill and induction hob, extractor fan, worksurface downlighting, plinth lighting and heater, double glazed window to the side elevation, recessed spotlighting, integrated dishwasher and fridge, central heating thermostat. Archway through to:-

#### DINING ROOM

With double glazed windows to side and rear elevations, contemporary wall mounted radiator, steps up to:-

#### UTILITY

8'10" x 6'2" (2.70m x 1.90m)  
A part double glazed exterior door leads out into the rear garden, two windows, fitted wall and floor units, worksurface, stainless steel sink, space and plumbing for appliances, recessed spotlighting, radiator.

#### FIRST FLOOR LANDING

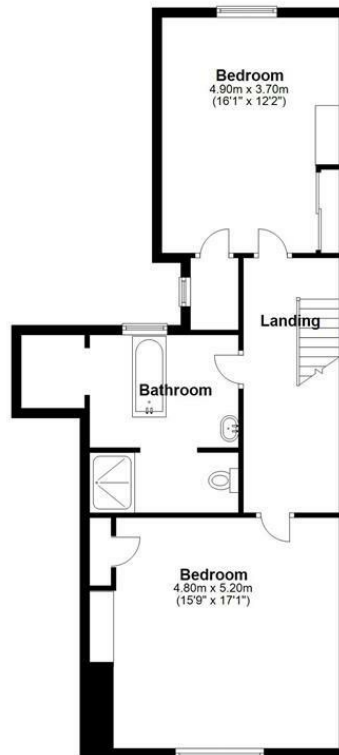
With exposed wooden floorboards, stairs lead off to the second floor accommodation, central heating thermostat.



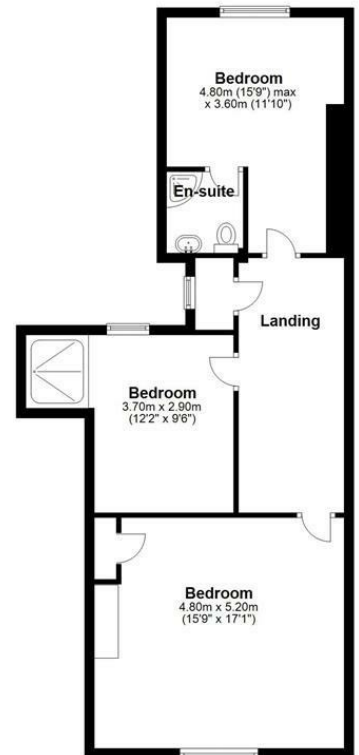
**Ground Floor**  
Approx. 63.8 sq. metres (902.5 sq. feet)



**First Floor**  
Approx. 70.3 sq. metres (756.5 sq. feet)



**Second Floor**  
Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 240.3 sq. metres (2586.5 sq. feet)  
**20 Upper Brook Street**

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



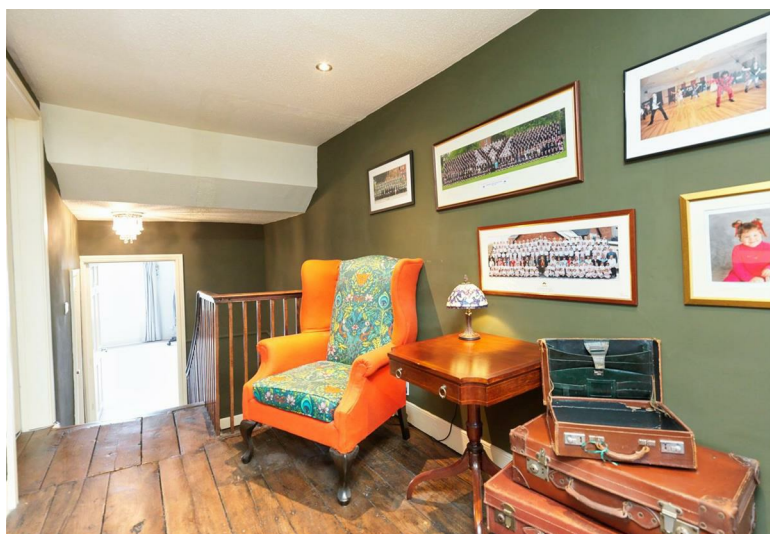
3 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### LIVING ROOM/BEDROOM

15'8" x 17'0" (4.80m x 5.20m)

With a large sash window to the front elevation, contemporary wall mounted radiator, picture rail, built in storage cupboard and period fire surround.

#### BATHROOM

With a sash window to the rear elevation, contemporary fitted suite comprising a roll top bath, vanity wash hand basin, step up to: a shower unit and WC with feature part tiled wall, heated towel rail, built in storage cupboard housing the central heating boiler.

#### BEDROOM

16'0" x 12'1" (4.90m x 3.70m)

With sash window to the rear elevation, built in wardrobe with mirrored sliding doors, recessed spotlighting, radiator, walk in wardrobe with window and light.

#### SECOND FLOOR LANDING

With recessed spotlighting, loft hatch, built in storage cupboard with window and lighting.

#### BEDROOM

15'8" x 11'9" max (4.80m x 3.60m max)

With sash window to the rear elevation, radiator, recessed spotlighting, loft hatch, a built-in wardrobe with mirrored sliding doors.

#### ENSUITE SHOWER ROOM

A white suite comprising a low flush WC, pedestal wash hand basin, feature tiled splashback and shower unit, extractor fan.

#### BEDROOM

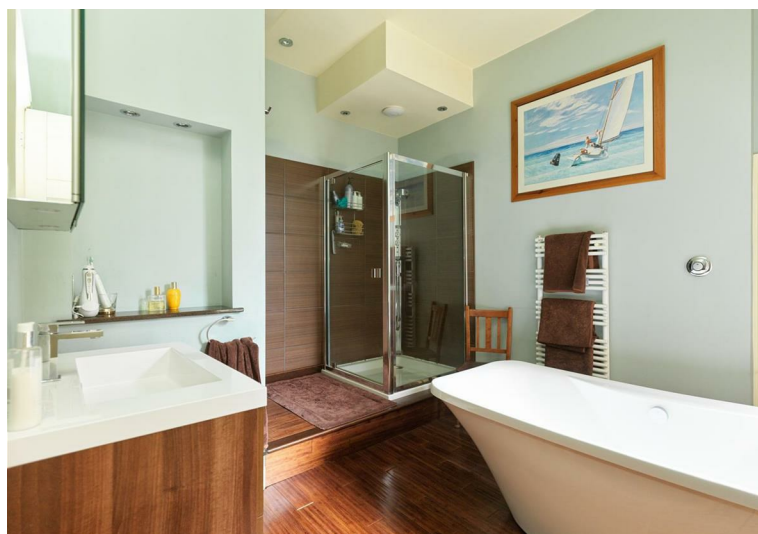
15'8"x 17'0" (4.80mx 5.20m)

With sash window to the front elevation, period fire surround and slate hearth, built in wardrobe, two radiators.

#### BEDROOM

12'1" x 9'6" (3.70m x 2.90m)

With sash window to the rear elevation, built in shower unit, recessed spotlighting and radiator.



#### GARDENS

From Upper Brook Street, a wooden door leads through an archway (shared with the left hand neighbour) which leads to the generous neatly landscaped rear garden which is a particular feature of the property. There is a paved and cobbled pathway, outside tap, paved patio area and flower and shrub bed. Steps continue to a further paved patio area with artificial lawn and water feature providing an ideal entertaining area. Steps continue to a further patio with flower and shrub borders with a timber garden shed.

#### TENURE

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

#### LOCAL COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND  
Council Tax Band 'D' as displayed on the council register.

#### VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

#### HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport/Photographic Driving Licence and a recent Utility Bill.



FOR SALE

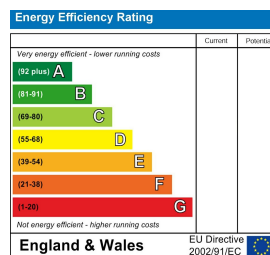
20 Upper Brook Street, Oswestry, SY11 2TB



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)



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