

Halls¹⁸⁴⁵

FOR SALE

Offers in the region of £335,000

8 Holbache Road, Oswestry, Shropshire, SY11 1RP

A most appealing Detached Period House of character retaining many traditional features and well proportioned accommodation, whilst set in well stocked gardens in a sought after area within walking distance of the town centre.





- Period Detached House
- Well Proportioned Layout
- Lovely Period Features
- 3 Reception Rooms & Attractive Kitchen
- Well Stocked Gardens with Patio and Workshop
- Popular Location Backing onto Playing Fields

DIRECTIONS

From Upper Brook Street turn onto Welsh Walls and follow this road around bearing left and turn left into Holbach Road. Proceed about half way along and the property will be seen on the right hand side.

SITUATION

The property is located in a popular area of the town, backing onto Brynhafod Playing Field, whilst being within a short walk of the town park and town centre just beyond. The town offers a good selection of shops, a thriving business park, schools, leisure and social facilities. Commuters have easy access to the main A5 linking both north and south.

DESCRIPTION

A particularly sought after style of property, this period house still retains many of its original features, including fireplaces, cornice ceilings and picture rails. The house offers a traditional layout with 3 reception rooms and a separate kitchen which is well fitted out. The rooms are attractively proportioned and have a light and airy feel. On the first floor there are 3 bedrooms which are served by the main family bathroom. Outside there are gardens to both front and rear, which are well stocked and incorporate a large sun patio at the rear together with useful workshop/store and a separate summerhouse.

STORM PORCH

RECEPTION HALL

With original period tiled floor, cornice ceiling, staircase rising to the first floor.

GUEST CLOAKS/WC

With circular wash hand basin with chrome mixer tap set on slate, low level flush WC, quarry tiled floor, coat area.

SITTING ROOM

Feature period fireplace with ornate wood surround, deep fireplace with wood burning stove and tiled hearth, recesses to each flank with fitted book shelving. Cornice ceiling, picture rail, wide bay window with front aspect.

LIVING ROOM/STUDY

With cornice ceiling, picture rail, twin part glazed French doors leading out to the rear.



Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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



3 Bedroom/s



1 Bath/Shower
Room/s



DINING ROOM

With quarry tiled floor, attractive deep brick fireplace with oak beam over and wood burning stove, recess with fitted shelving, attractive floor to ceiling storage cupboard with pine doors.

KITCHEN

With quarry tiled floor. Modern fitted beech effect worktop with fitted stainless steel sink unit, additional matching work surface. A comprehensive range of white painted faced base and eye level storage cupboards including drawer unit and pantry cupboard. Slot in electric Indesit electric cooker (ceramic hob and double oven) with integrated extractor hood over. Tiled splash areas to part work surfaces, space and plumbing for washing machine, space for upright fridge/freezer. Attractive part glazed oak rear entrance door.

FIRST FLOOR LANDING

With side window aspect, built-in airing cupboard containing insulated hot water cylinder with immersion heater and Economy 7 control, access to loft space with pull down ladder and partially boarded loft space.

BEDROOM 1

With attractive period cast iron fireplace having decorative tiles, picture rail, front window aspect.

BEDROOM 2

With period cast iron fireplace having decorative tiles to each flank, front and rear window aspects.

BEDROOM 3

With rear window aspect with lovely view over the garden and park beyond.



BATHROOM

With exposed boarded floor. Panelled bath having tiled walls above and wall mounted direct feed shower unit with glazed splash screen, pedestal wash hand basin, close coupled WC. Attractive part wall panelling, ceiling mounted period clothes dryer.

OUTSIDE

The property is approached through a wrought iron pedestrian access gate flanked by brick walling. A pathway leads down the side of the house to the porch.

THE GARDENS

These have been attractively landscaped and particularly well stocked. At the front there is a small garden including herbaceous beds and shrubs, whilst down the side of the house is a further bed planted with shrubs, fern and wall plants.

On the alternative side of the house a pedestrian pathway leads to a gated entrance linking through to the rear garden. This includes an extensive flagged patio extending the width of the plot and includes two log stores and a wall mounted water tap. A wicket gate with timber paling fencing opens through to the garden area with privet hedging, gravelled paths and various beds incorporating shrubs, ornamental trees with flowering cherry. Timber pergola adjoining a good size useful timber shed/workshop with power connected. Timber summerhouse.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid and light fittings are included in the sale. Only those items described in these particulars are included in the sale,

**SERVICES**

Mains, electricity, water, drainage and gas are understood to be connected. Gas fired central heating system. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently in Council Tax Band C - Shropshire Council.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

Strictly by appointment with the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

FOR SALE

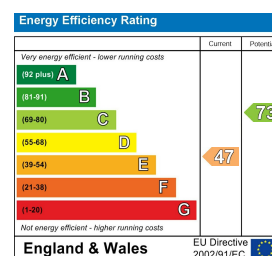
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales

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