

**FOR SALE**

Offers in the region of £350,000

23 Brynhafod Road, Oswestry, Shropshire, SY11 1RT

Nestled on the charming Brynhafod Road in Oswestry, this delightful house offers a perfect blend of period features and contemporary fittings, making it an ideal home for those seeking both character and modern convenience. With two spacious reception rooms, each with log burner, this property provides ample space for relaxation and entertaining. The house boasts three well-proportioned bedrooms and thoughtfully designed bathroom which is both stylish and functional. Externally there are two parking spaces together with a large established lawned garden.

The sympathetic updates throughout the home have been carried out with care, preserving the charm of the original architecture while incorporating modern amenities.





- Immaculately Presented Period House
- Edge of Town Location
- Two Beautiful Reception Rooms
- Engineered Oak Floors Throughout
- Contemporary Kitchen & Bathroom
- Large Lawned Gardens & Brook

DIRECTIONS

From our office in Church Street turn left onto Willow Street and continue to the first junction at which turn left. Take the third turning right onto Jennings Road and continue onto Brynhafod Road where the property will be found as the last on the left hand side.

SITUATION

The property is situated towards the fringe of the town centre, which can be reached easily on foot. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North. Gobowen Railway Station, some 3 miles distant, offers commuters easy access to main line routes.

DESCRIPTION

An immaculately presented Victorian period end-terrace house originally constructed in 1898. This delightful home offers a perfect blend of period features and contemporary fittings, making it an ideal home for those seeking both character and modern convenience. Internally the property offers a traditional layout with spacious entrance hall, two beautifully presented reception rooms, a separate kitchen and utility/cloakroom whilst on the first floor there are two double bedrooms and a further single bedroom together with family bathroom. Externally there is a brick paved parking area to the fore whilst to the rear there is a large lawned garden with established shrub and flower borders together with a meandering brook to the one boundary. There are also two adjoining storage sheds/workshops and log store.

ENTRANCE HALL

From a part glazed entrance door. Delightful Cuban Havana Moroccan tiled floor, stairs to first floor with understairs storage cupboard, cast iron radiators, engineered oak flooring, dado rail, door to Lounge and Dining Room.

LOUNGE

Front aspect bay window with recently installed sash uPVC double glazed windows, feature recessed fireplace with wooden surround and fitted log burner, engineered oak flooring, cast iron radiator.

DINING ROOM

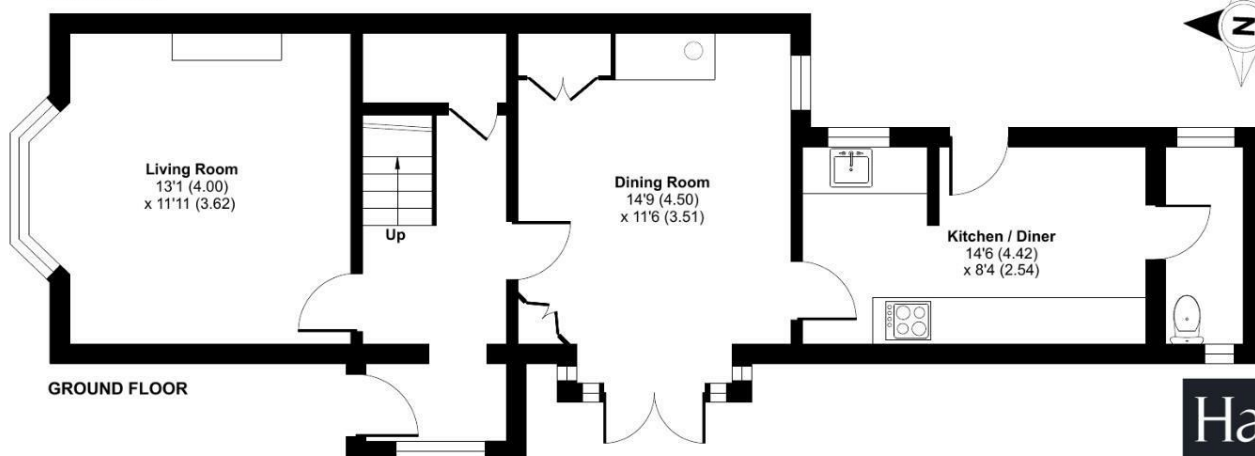
Feature recessed fireplace with decorative surround, fitted multi-fuel log burner and tiled hearth, fitted cupboards to one side, fitted corner display cabinet, square bay window with doors leading to the garden, further rear aspect window, cast iron radiator, door to:



Approximate Area = 1137 sq ft / 105.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1279311

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.



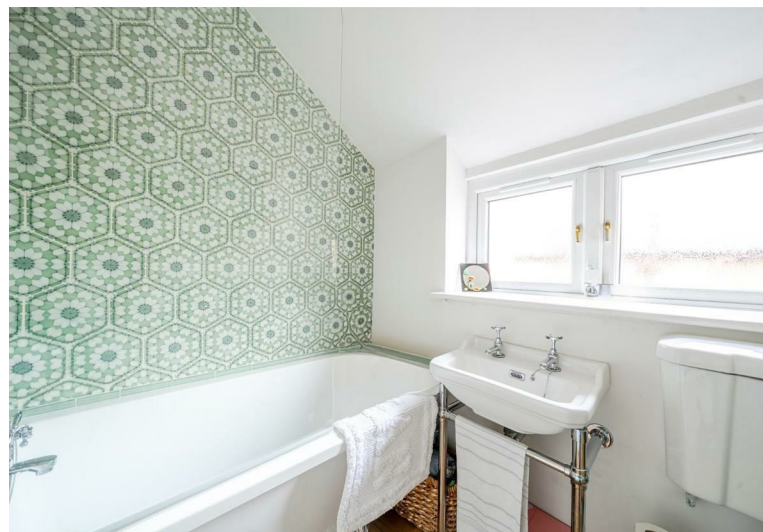
2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



KITCHEN

A beautifully fitted kitchen comprising a range of solid wood base units and eye level wall cupboards with solid oak block work surfaces over. Belling Range style cooker with 5 ring gas hob and tiled splashback. Belfast single drainer sink unit with mixer tap over. Concealed Worcester gas fired boiler. Space for fridge/freezer, space and plumbing for washing machine. Dual aspect windows, external door and door to:

UTILITY/CLOAKROOM

Fitted with concealed cistern low level flush WC and vanity wash hand basin with mixer tap over. Dual aspect windows, quarry tiled floor.

FIRST FLOOR LANDING

With side aspect window, engineered oak flooring, loft hatch with ladder, door to:

MASTER BEDROOM

A lovely double bedroom with front aspect bay window with recently installed sash uPVC double glazed windows, further side aspect window, engineered oak flooring, original decorative fireplace.

BEDROOM 2

Another lovely double bedroom with recently installed sash style uPVC double glazed window to the rear aspect, engineered oak flooring.

BATHROOM

Fitted with a period style bathroom suite comprising free standing bath with claw feet, mixer shower attachment and mains power shower, wall hung wash hand basin and low level flush WC. Feature tiled wall, opaque double glazed window, cast iron radiator, heated towel rail and engineered oak flooring.

BEDROOM 3

A single bedroom with a recently installed rear aspect uPVC window and engineered oak flooring.

OUTSIDE

The property is approached over a brick paved parking forecourt with slate flower bed and original brick wall boundary. There is a pedestrian access to either side of the property which leads to the rear garden which is a particular feature of the property having good size lawned gardens with established shrub and flower beds and a brook to the far boundary. There is a slabbed patio area leading off the Dining Room which provides a wonderful outdoor entertainment area in the summer months. A meandering pathway leads through the garden to a further paved area to the rear of the Kitchen. The house benefits from two adjoining storage sheds/workshops ideal for a number uses and log store. External power point and outside tap.

AGENTS NOTE

The vendor has informed us that planning permission for a 1 and 2 storey extension has been provisionally approved.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are connected to the property. Gas central heating is installed. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.



COUNCIL TAX

The property is currently banded in Council tax Band B - 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

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP
- 01691 670320.

FOR SALE

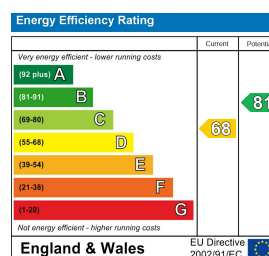
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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

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