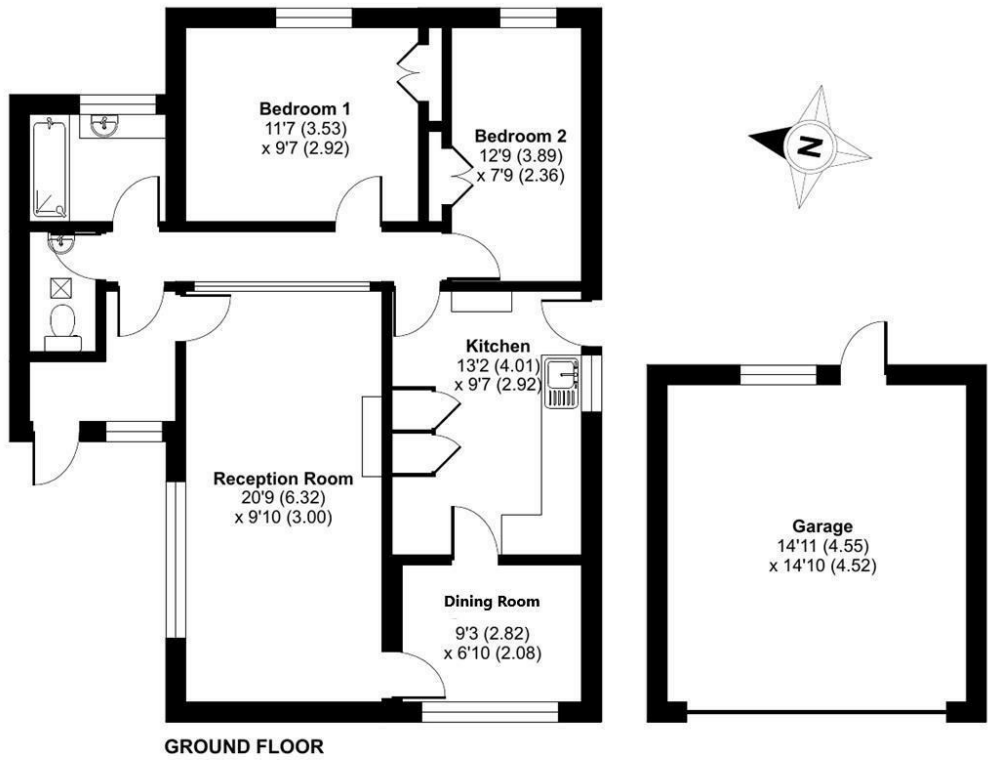


FOR SALE

10 Llanforda Rise, Oswestry, Shropshire, SY11 1SY



Approximate Area = 787 sq ft / 73.1 sq m
Garage = 237 sq ft / 22 sq m
Total = 1024 sq ft / 95.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1270236



FOR SALE

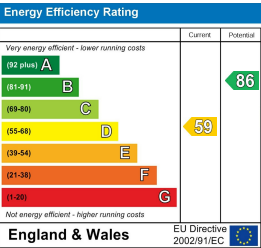
Offers in the region of £320,000

10 Llanforda Rise, Oswestry, Shropshire, SY11 1SY

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



Nestled in the sought-after area of Llanforda Rise, Oswestry, this modern detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. In need of some internal updating, the property benefits from two well-proportioned reception rooms and bedrooms, kitchen, bathroom and separate WC.

One of the standout features of this bungalow is its generous gardens, which offer a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The property also benefits from ample parking, accommodating up to five vehicles, along with a garage for additional storage or vehicle protection.



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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01691 670 320



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Detached 2 Bedroom Bungalow
- In Need of Modernisation
- Generous Internal Accommodation
- Delightful Wrap Around Gardens
- Ample Off Road Parking
- Walking Distance to Town Centre

DIRECTIONS

From our office, proceed up Willow Street turning left at the cross roads into Welsh Walls and continue turning right on the bend into Brynhafod Road. Take the second left into Llanforda Rise and the property will be viewed on the right hand side.

SITUATION

The property is situated in one of Oswestry’s premier locations towards the fringe of the town centre, which can be reached easily on foot or via the local town bus service. 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

In need of some internal modernisation this two bedroom detached bungalow is situated in an elevated position with views over the town of Oswestry and boasts an integral garage, well proportioned accommodation and excellent gardens to both the front and rear.

ENTRANCE HALL

Large front aspect uPVC window, fitted display shelving.

LIVING ROOM

Feature fireplace with gas fire, fitted display shelving, large front aspect uPVC window.

DINING ROOM

Large front aspect uPVC window.

KITCHEN

Fitted with a range of base units and eye level wall cupboards with worktop over and tiled surround. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for gas cooker with extractor fan above, pantry with wooden shelving, fitted cupboard housing the hot water tank and immersion heater, gas fired boiler, side aspect window, door to garden, loft hatch.

BEDROOM 1

Rear aspect window, built-in wardrobe.

BEDROOM 2

Rear aspect window, built-in wardrobe.

BATHROOM

Fitted bathroom suite comprising panelled bath with electric Galaxy Aqua 3000 shower over and shower screen and hand basin fitted into worktop with shelving below. Tiled walls, extractor fan, opaque window.

CLOAKROOM/WC

Fitted with low level flush WC and wall hung wash hand basin with splashback tiling. Skylight.

OUTSIDE

The approach to the property is over a tarmacadam driveway providing ample off-road parking and is flanked by lawned gardens, established shrubs/flower beds and mature trees.

INTEGRAL GARAGE

Electric up and over door, pedestrian door to rear, dual aspect windows, fitted shelving, power and light connected.

THE GARDENS

The property benefits from a wrap around patio and gardens with mature beds and trees providing a real haven. External tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid and blinds are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. 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 D - 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.