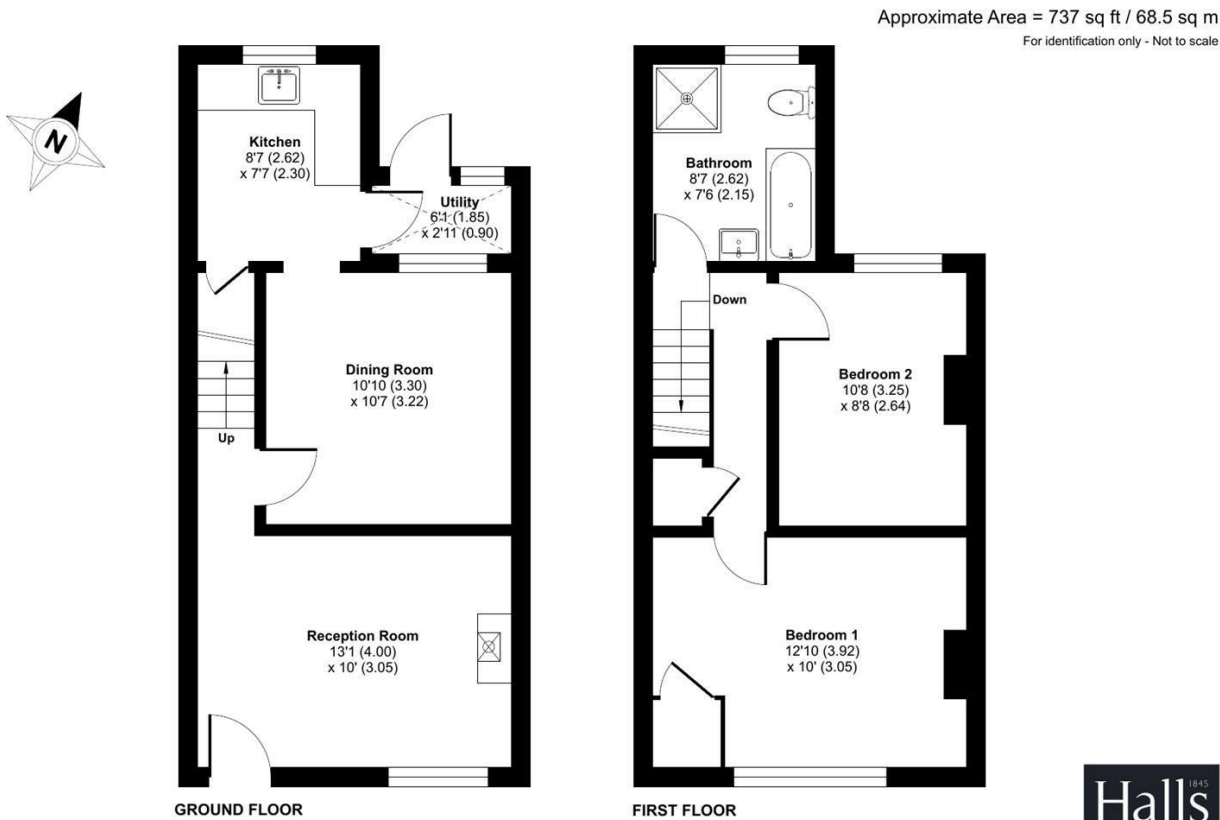


TO LET

Oxton West Street, Oswestry, SY11 2BS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1253609



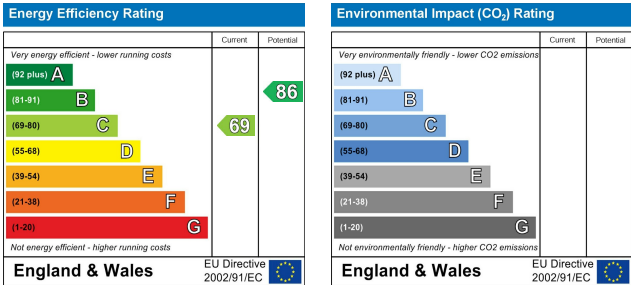
TO LET

£700 Per Calendar Month

Oxton West Street, Oswestry, SY11 2BS

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.



01691 670 320

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

- Charming 2 Bedroom End-Terrace House
- Living Room with Fitted Logburner
- Fireplaces, Exposed Beams
- Parquet Flooring, Original Floorboards
- Enclosed Rear Slabbed Garden
- Edge of Town Location

DIRECTIONS

Turn right out of our office on Church Street and continue straight ahead up Church Street until arriving at the traffic lights/crossroads. Turn left onto Victoria Road and proceed taking the first right onto Victoria Street. Continue and take the first right onto West Street where the property will be identified by the Agent's for sale board.

SITUATION

The property is situated towards the fringe of Oswestry 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

A charming period 2 bedroom end-terraced house situated within close level walking distance of the town centre. The property retains many of its original features including exposed beams, parquet flooring, exposed floorboards and fireplaces. The house offers a traditional layout with well proportioned living room with log burner and dining room, kitchen and utility whilst on the first floor there are two good size bedrooms and a traditional bathroom. Externally the property benefits from a flagged rear garden and a front walled forecourt area.

ENTRANCE

With uPVC double glazed door leading into:

LIVING ROOM

Inglenook fireplace with fitted log burner, exposed beams to ceiling, parquet flooring, exposed floorboards, uPVC double glazed window.

INNER LOBBY

With staircase leading to the First Floor Landing, opening through to:-

DINING ROOM

Inglenook fireplace with oak beam above and quarry tiled hearth, recessed shelving and built in cupboard to either side, parquet flooring, exposed beams to ceiling, feature picture rail, uPVC double glazed window, archway to:

KITCHEN

With continuation of parquet flooring, original beams, dual aspect uPVC windows. Fitted with a range of traditional base units and eye level wall cupboards with worktop over and tiled surround. Space for cooker with stainless steel splashback, space and plumbing for washing machine. Wooden part glazed door leading into:

UTILITY

Window and door to rear garden.

FIRST FLOOR LANDING

BEDROOM 1

Exposed floorboards uPVC double glazed window.

BEDROOM 2

Decorative cast iron fireplace, exposed floorboards, fitted shelving, uPVC double glazed window.

BATHROOM

Bathroom suite comprising bath with tiled splashback, separate tiled shower cubicle, pedestal wash hand basin and low level flush WC. Exposed floorboard, obscure uPVC double glazed window.

OUTSIDE

To the front of the property is an enclosed forecourt behind a dwarf wall with wrought iron fencing. The rear garden comprises an enclosed flagged patio area ideal for entertaining.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord.

Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

DEPOSIT

£807 to be protected in our DPS protection service.

COUNCIL TAX

The property is currently set in Council Tax Band A - Shropshire Council.

VIEWINGS

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

