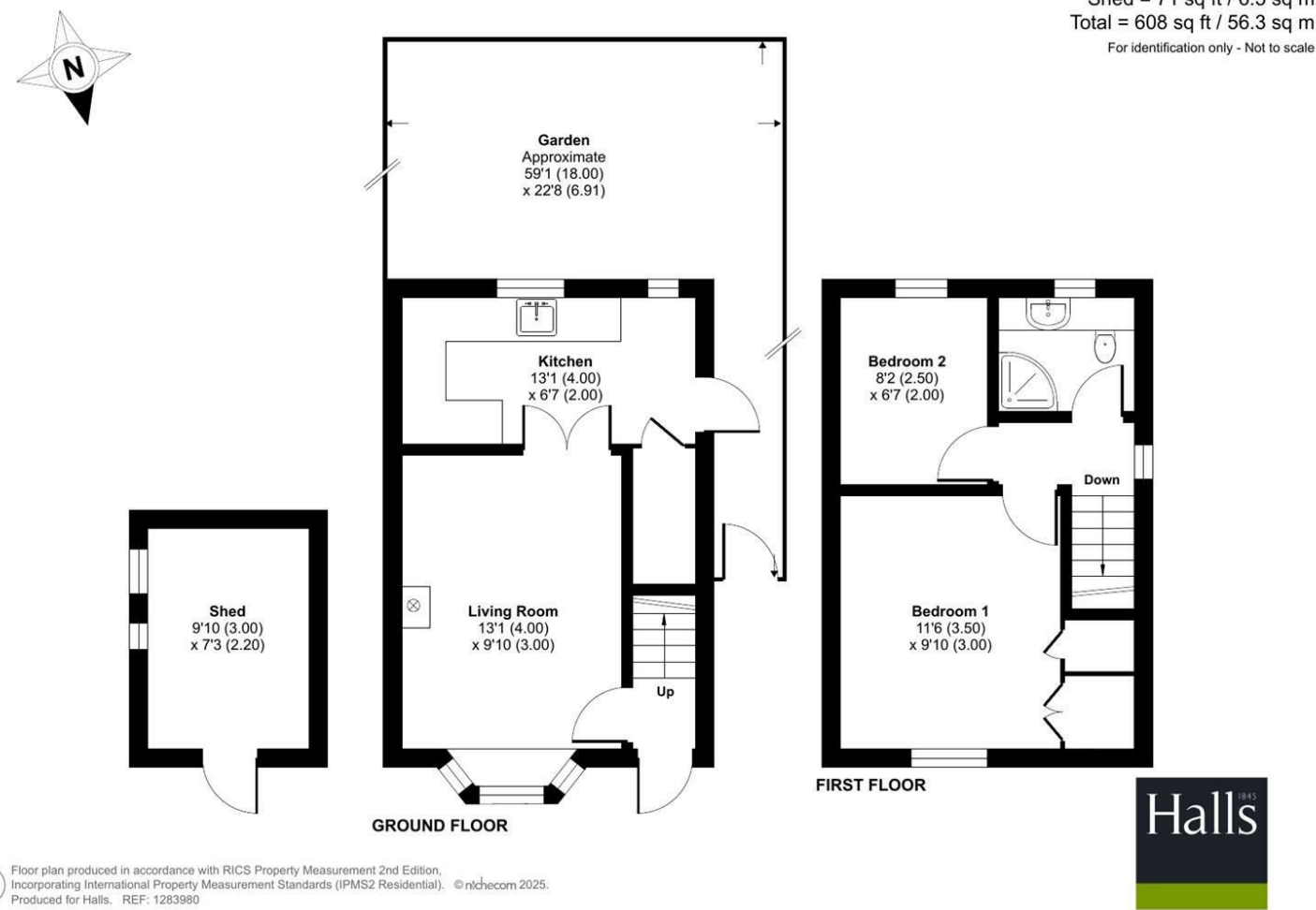


FOR SALE

26 St. James Close, Oswestry, SY11 2XN



FOR SALE

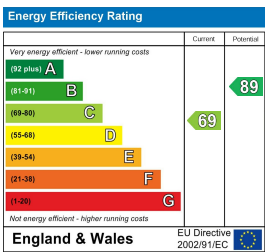
Offers in the region of £179,950

26 St. James Close, Oswestry, SY11 2XN

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



St. James Close is a smart and well-presented semi-detached home in a popular and well-connected part of Oswestry. With two bedrooms, a stylish kitchen diner, and a low-maintenance south-facing garden, it offers comfortable modern living with the added benefit of a driveway for up to three cars. The town centre, local schools and amenities are all within easy reach, along with excellent road and rail links for commuting. Offered with no onward chain.



01691 670320

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



OnTheMarket.com



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7.4 miles from Ellesmere, 13.1 miles from Wrexham, and 18.8 miles from Whitchurch



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- NO ONWARD CHAIN
- Sought-after location in Oswestry
- A stylish modern kitchen diner
- Shed for extra storage
- South-facing garden
- Spacious driveway for up to 3 cars

DESCRIPTION

Halls are delighted with instructions to offer St. James Close in Oswestry for sale by private treaty.

Located in a popular and well-connected area of town, this attractive 2-bedroom semi-detached house offers comfortable, modern living with excellent convenience. The property boasts a spacious driveway with parking for up to 3 cars, a stylish modern kitchen diner, and a bright, airy shower room. The south-facing garden is designed for easy maintenance, providing a perfect space to relax and enjoy the sun.

Situated close to highly regarded schools, local shops, and amenities, this home also offers superb access to main road links for commuting to nearby cities. Offered with no onward chain, this property is ideal for first-time buyers, downsizers, or investors seeking a move-in-ready home in a sought-after location.

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.

W3W

///appointed.dressings.quieter

SCHOOLING

The area offers excellent educational opportunities, including The Meadows, Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

DIRECTIONS

Drive down the A5 and take the 3rd exit for B4580 towards Oswestry. Then, turn left onto Harlech Road. Once you reach the roundabout, take the 1st exit onto Cabin Lane. Turn right onto Balmoral Crescent, and then left onto St. James Close. The property will be found at the end of the cul-de-sac identified by the Agent's for sale board.

THE PROPERTY

The property provides principal access into an entryway, where carpeted stairs lead to the first-floor landing. There is ample under-stair storage—a practical feature for day-to-day organisation. The door to the left opens into a welcoming living room with a window overlooking the front drive. From the living room, access leads into the modern kitchen-diner, which features a fitted kitchen with a range of stand-alone appliances. There is also ample space for a seating or dining area, positioned in front of a window with a pleasant view over the rear garden.

OUTSIDE

The rear garden is a great size, designed for easy maintenance and a great place to relax with family and friends. With the GARDEN SHED also provided with electric supply, and a GREENHOUSE, you'll have plenty of room for extra storage. - as well as the perfect setup for gardening enthusiasts.

THE ACCOMMODATION COMPRISES:

Ground floor -
Living room - 13'1 x 9'10
Kitchen - 13'1 x 6'7

First floor -
Bedroom 1 - 11'6 x 9'10
Bedroom 2 - 8'2 x 6'7

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX & LOCAL AUTHORITY

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

VIEWINGS

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

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.