

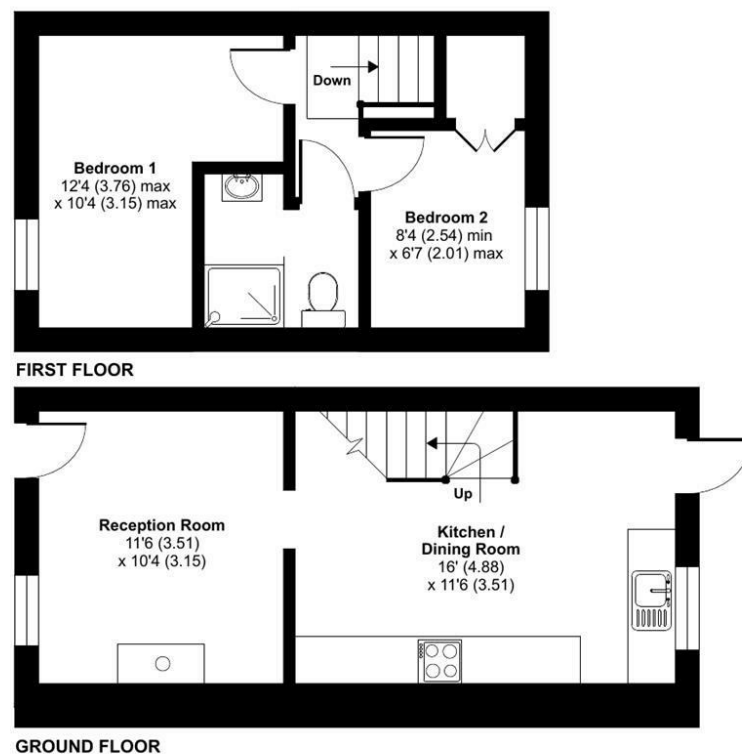
FOR SALE

9 Upper Lord Street, Oswestry, SY11 1LT



Upper Lord Street, Oswestry, SY11

Approximate Area = 560 sq ft / 52 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: 1250077



FOR SALE

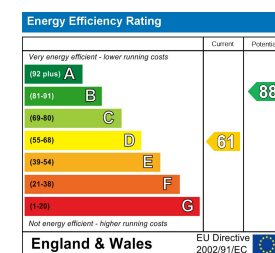
Guide Price £110,000

9 Upper Lord Street, Oswestry, SY11 1LT

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



This charming end terrace house on Upper Lord Street presents an excellent opportunity for first-time buyers or savvy investors. With its prime location on the edge of town, residents will enjoy the convenience of local amenities, shops, and transport links right at their doorstep.

This delightful property features two well-proportioned bedrooms, an inviting reception room which serves as a perfect gathering space. The bathroom has been thoughtfully designed to meet modern standards, ensuring comfort and functionality.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this two-bedroom end terrace house is sure to impress. With its desirable location and modern features, it is a property not to be missed.



01691 670320

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



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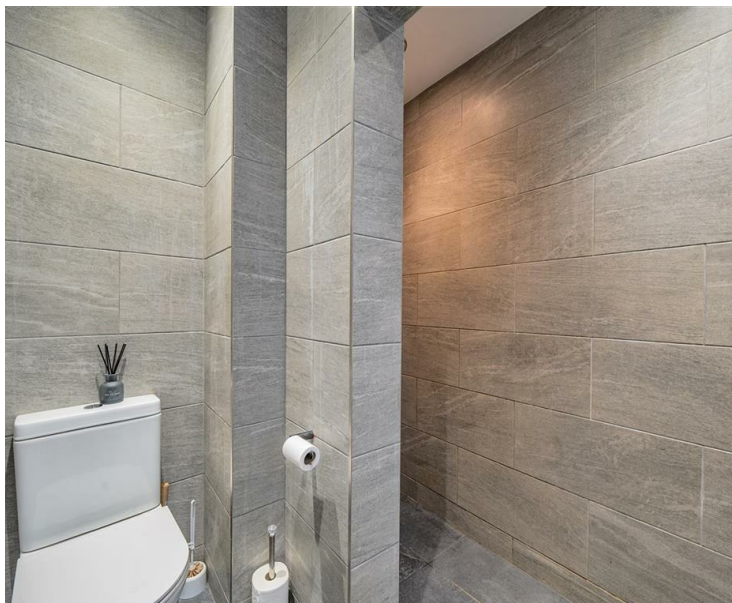
1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- IDEAL FIRST TIME BUY OR INVESTMENT
- Refurbished End-of-Terrace House
- Easy Walking Distance to Town Centre
- Well Proportioned Rooms
- Gas Central Heating
- Rear Garden

DIRECTIONS

From our Church Street office turn left onto Willow Street and proceed to the first crossroads. Turn right onto Castle Street then first left onto Oak Street and take the second right onto York Street. Continue and take the first turning right (opposite the shop) onto Upper Lord Street where the property will be found as the end-terrace house on the left hand side.

SITUATION

The property is situated within easy walking distance of Oswestry town centre and local shops and amenities. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities (1 mile From Oswestry Leisure Centre) and schools. Affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

DESCRIPTION

A well presented end of terrace home offering a warm and inviting layout on the fringe of the town centre. Inside, the open-plan living room leads into a well proportioned kitchen/dining room. Upstairs, there are two good size bedroom together with a modern wet room. This home is perfect for someone who values low maintenance and wants to enjoy the perks of a town-centre lifestyle, with easy access to everything right on the doorstep.

LIVING ROOM

Part glazed uPVC door, feature fireplace with coal effect fire, front aspect window, laminate wood effect flooring, fitted shelving, archway leading into:

KITCHEN/BREAKFAST ROOM

Fitted with a range of white fronted base storage cupboards with worktop over and tiled surround. Inset stainless steel sink with mixer tap over, space and plumbing for washing machine, further appliance space, space for dining table, continuation of laminate wood effect flooring, stairs to first floor, part glazed back door to rear garden, rear aspect window, gas central heating boiler.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM 1

With front aspect window, original painted floorboards.

BEDROOM 2

With rear window aspect, laminate wood effect flooring, loft hatch with fitted ladder to part boarded roof space.

WET ROOM

Being fully tiled with shower, wash hand basin and low level flush WC.

OUTSIDE

To the rear of the property is a small seating area with lawned garden beyond.

RIGHT OF WAY

There is a pedestrian right of way across the back of the property for the neighbouring properties.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

Mains water, electricity, gas and drainage are understood to be connected to the property. Gas central heating is installed.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

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

VIEWINGS

Via the Agent's Halls, 20 Church Street, Oswestry, SY11 2SP.

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.