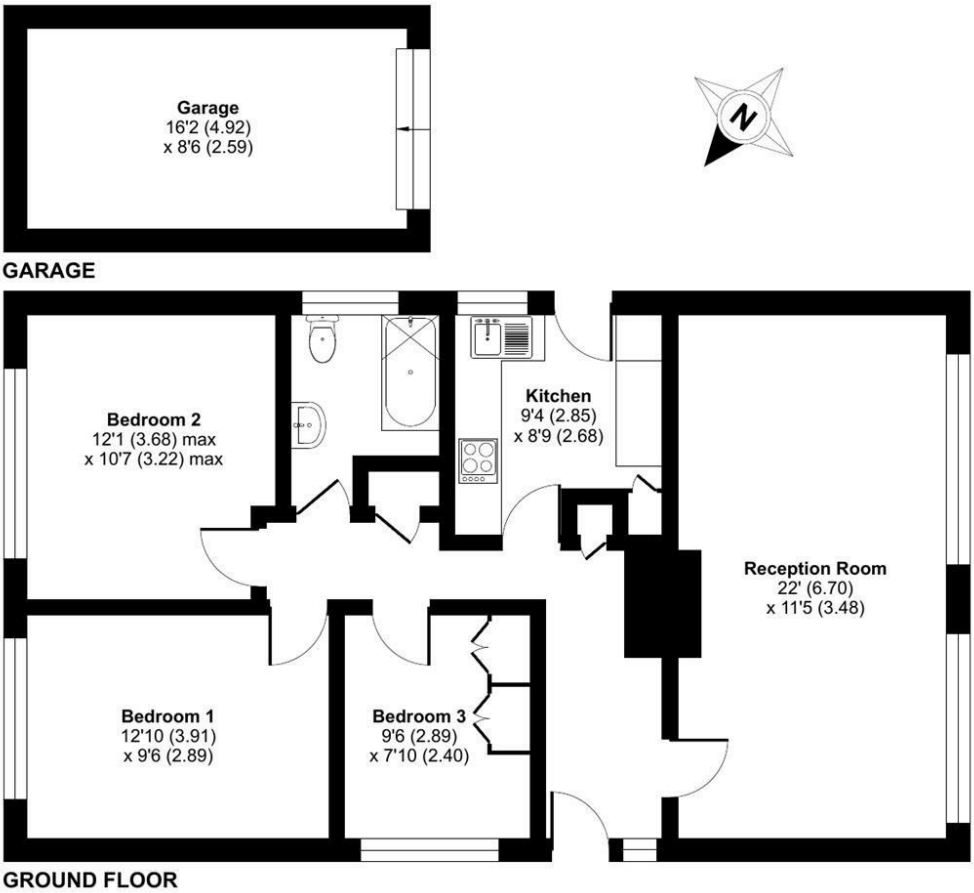


FOR SALE

Dovey Cottage, Lower Minster, Oswestry, SY11 1SE



Approximate Area = 1004 sq ft / 93.2 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). © n\checon 2025. Produced for Halls. REF: 1313865



FOR SALE

Offers in the region of £230,000

Dovey Cottage, Lower Minster, Oswestry, SY11 1SE

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 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, 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.





1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three-bedroom detached bungalow
- Driveway parking and single garage
- Generous garden with lawned area
- Bright and spacious lounge
- Conveniently situated in Oswestry
- NO ONWARD CHAIN

DESCRIPTION
Halls are delighted with instructions to offer Dovey Cottage in Oswestry, a spacious three-bedroom bungalow with surrounding gardens, private driveway and garage.

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.

W3W
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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 continue until you get to the first left and head onto Lower Minster. The property will be viewed on the left-hand side.

THE PROPERTY
A charming three-bedroom detached bungalow located in a popular residential area. The accommodation includes an entrance hall with useful storage, a generous lounge, kitchen with access to the rear garden, bathroom, and three double bedrooms. Externally, the property benefits from a driveway, garage and a private surrounding garden.

Agents notes

The property benefits from a 10 year subsidence guarantee.

OUTSIDE
The property enjoys a generous garden featuring a neatly lawned area bordered by mature shrubs and bushes, offering privacy and a pleasant outlook. A charming summerhouse area provides a lovely spot for relaxing. To the front, there is a driveway providing off-road parking and access to a single garage.

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.

LOCAL AUTHORITY
We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX
The property is currently banded in Council Tax Band D.

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.

Energy Performance Rating

