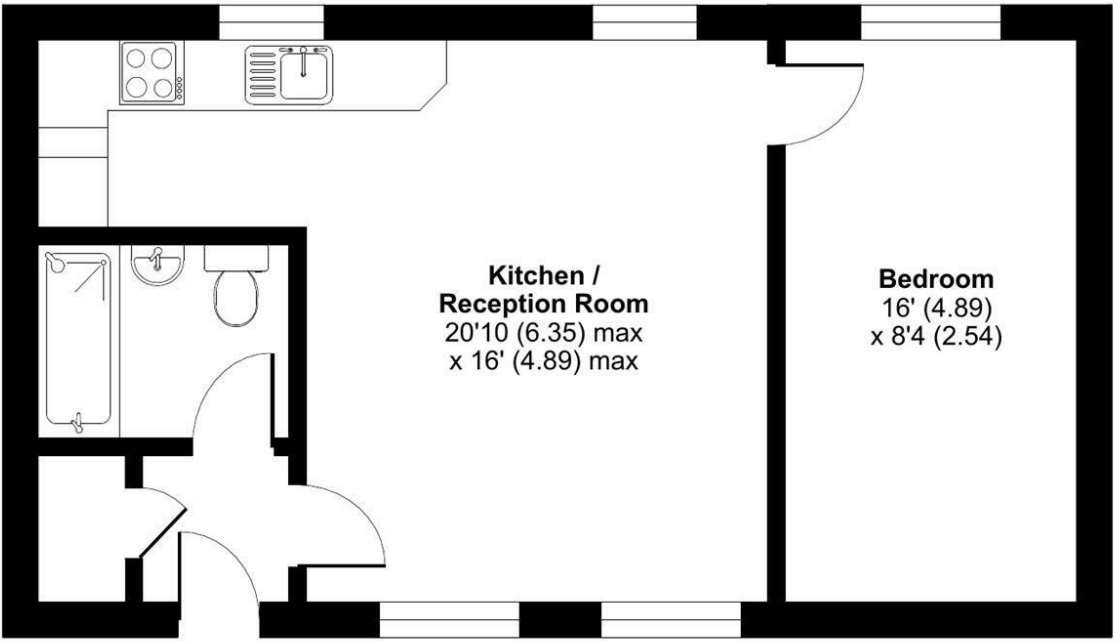


FOR SALE

16 Mews Cottages High Fawr Avenue, Oswestry, SY11 1TG



Approximate Area = 474 sq ft / 44 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nxlchem 2025. Produced for Halls. REF: 1317326



FOR SALE

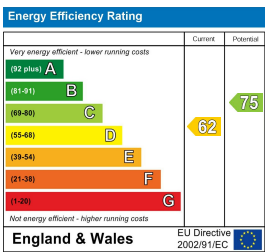
Offers in the region of £145,000

16 Mews Cottages High Fawr Avenue, Oswestry, SY11 1TG

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



A beautifully presented and fully modernised one-bedroom mews cottage, tucked away behind the elegant High Lea House in one of Oswestry's most sought-after areas. This stylish freehold home benefits from contemporary open-plan living, newly fitted kitchen and bathroom, ample parking, and is offered with no onward chain.



01691 670 320

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



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01691 670 320



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Stylish one-bedroom mews cottage
- Modern open-plan kitchen/living area
- Newly fitted kitchen with built-in appliances
- Contemporary bathroom with quality fittings
- Secure parking in a courtyard setting
- Sought-after Oswestry location with no chain

DESCRIPTION

Halls are delighted with instructions to offer this property at Mews Cottages. This superbly appointed and fully renovated one-bedroom mews-style home is situated in an exclusive and peaceful courtyard behind the impressive High Lea House. Rarely do properties in this location come to the market, offering a unique blend of convenience, privacy, and character—all within walking distance of Oswestry town centre.

With freehold tenure, no onward chain, and immaculate interiors, this is an ideal opportunity for first-time buyers, investors, or those looking to downsize in a sought-after town setting. Externally, the property enjoys a private, gated position with ample parking within the shared courtyard.

THE PROPERTY

Inside, the property features a bright and open-plan layout designed for modern living. The stylish kitchen is fitted with sleek contemporary units, built-in appliances, and is finished to a high standard. The adjoining living space benefits from contemporary flooring, neutral décor, and a flame-effect electric fire, creating a light and welcoming atmosphere.

The spacious double bedroom offers room for wardrobes and storage, while the newly refitted bathroom includes a modern white suite with a panelled bath and overhead shower, vanity unit, WC, and tasteful tiling and lighting. The accommodation throughout is presented to an excellent standard, ready for immediate occupation.

OUTSIDE

Set within a private mews development tucked behind the handsome High Lea House, the cottage benefits from a peaceful and secure setting. Accessed through a gated courtyard, the property enjoys the benefit of allocated parking directly outside, with additional guest parking available. The shared courtyard is attractively maintained, with space for potted plants and outdoor seating.

W3W

///saints.disgraced.motel

DIRECTIONS

From Leg Street in Oswestry, turn left onto Castle Street, then immediately turn right onto Willow Street. After a short distance, turn left onto Welsh Walls and continue for around 0.2 miles. Turn right onto Brynhafod Road, then take the next left onto Llanforda Rise. Continue for a short distance before turning right onto High Fawr Avenue. Take the next left and follow the road — the property will be on your left.

SITUATION

High Fawr Avenue is a prime residential area set on the fringe of Oswestry town centre, which can be reached easily on foot, local transport which serves the area or car. 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.

TENURE

Property is Freehold, this will have to be checked by your solicitor

SERVICES

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

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 A.

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.