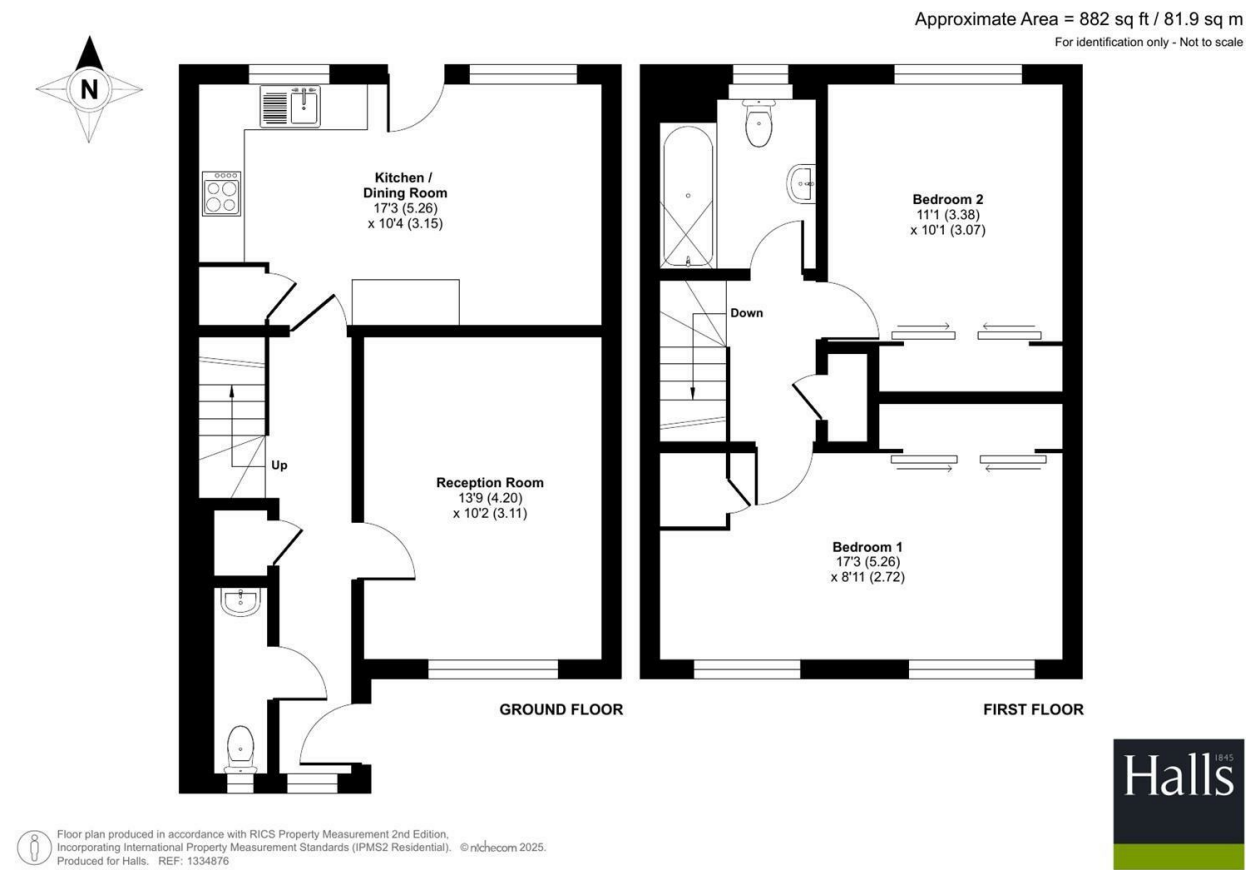


FOR SALE

2 Coly Anchor Close, Kinnerley, Oswestry, SY10 8BZ



FOR SALE

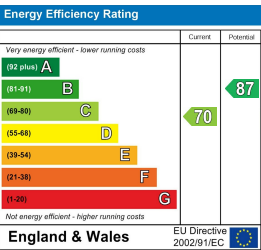
Offers in the region of £197,500

2 Coly Anchor Close, Kinnerley, Oswestry, SY10 8BZ

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 well-proportioned two-bedroom semi-detached home set on a corner plot within a sought-after cul-de-sac, offering spacious living accommodation, driveway parking, and a private rear garden. With two double bedrooms, a generous kitchen/dining room, and no onward chain, this property presents an ideal opportunity for first-time buyers, downsizers, or investors.



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.

Oswestry - 7 miles, Wrexham - 22.4 miles, Shrewsbury - 12.7 miles, Chester - 37.4 miles



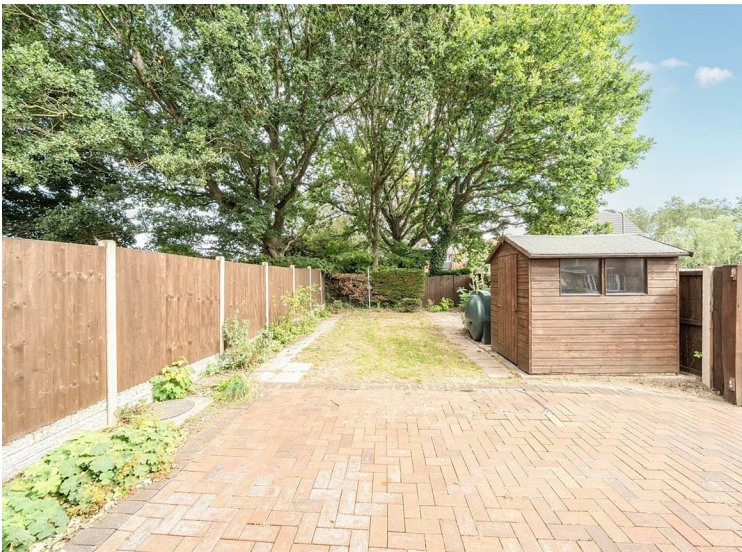
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Spacious two-bedroom semi-detached
- Generous kitchen/dining room
- Two double bedroom
- Driveway parking
- Popular cul-de-sac location
- NO ONWARD CHAIN

DESCRIPTION

Halls are delighted with instructions to offer this property on Coly Anchor Close. Set on a corner plot within a popular residential cul-de-sac, this modern two-bedroom semi-detached home offers bright and well-proportioned accommodation, ideal for first-time buyers, downsizers, or investors. The property benefits from driveway parking, a private rear garden, and no onward chain, providing an excellent opportunity for buyers looking to put their own stamp on a home.

The ground floor features an entrance hallway with a cloakroom/WC, a spacious reception room, and a generous kitchen/dining room with French doors leading to the rear garden. Upstairs, there are two double bedrooms, both with fitted wardrobes, and a family bathroom.

OUTSIDE

Outside, the property enjoys a private enclosed rear garden with a patio and lawn area, plus a timber garden shed. To the side, a brick-paved driveway offers off-road parking.

Situated in a sought-after location with convenient access to local amenities, schools, and transport links, this property combines practicality with potential.

W3W

///awoke.startles.workflow

DIRECTIONS

From Church Street in Oswestry, head out of town on the B5069 and continue for approximately 1.9 miles. At the junction, turn right onto the A483 and follow this road for around 1.6 miles. Turn left onto the B4396 and continue for 3.5 miles. Turn right onto Kinnerley Road and drive for about 0.9 miles. Stay on Kinnerley Road as it bends and continue for another 0.1 miles. Turn right onto Mountside, then continue onto School Lane for 0.2 miles. Turn left onto Coly Anchor and follow the road. After around 417 feet, turn left again to stay on Coly Anchor. Your destination will be along this lane.

SITUATION

The property is situated in the popular village of Kinnerley which is located approximately 6.8 miles away from Oswestry and 13 miles from Shrewsbury. The village itself benefits from a primary school, church, village hall, park, shop, pub and offers commuters easy access onto the A5 leading south to Shrewsbury, Telford and the Midlands beyond or north to Wrexham, Chester, Liverpool, Manchester and the north. A comprehensive range of shopping and leisure amenities can be found in Oswestry and the towns/cities mentioned above.

SCHOOLING

The property is well-placed for families, with a range of excellent schooling options nearby. Just a short walk away, Kinnerley Church of England Primary School offers a friendly and nurturing environment for younger children.

For secondary education, both The Corbet School in Baschurch and The Marches School in Oswestry are within easy reach. The area is also home to a number of respected independent schools, including Moreton Hall, Oswestry School, and Ellesmere College, providing a broad choice of educational opportunities.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating is installed.

TENURE

The property is Freehold and offered for sale by private treaty, with vacant possession available upon completion.

LOCAL AUTHORITY

Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is currently banded in Council Tax Band C.

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.