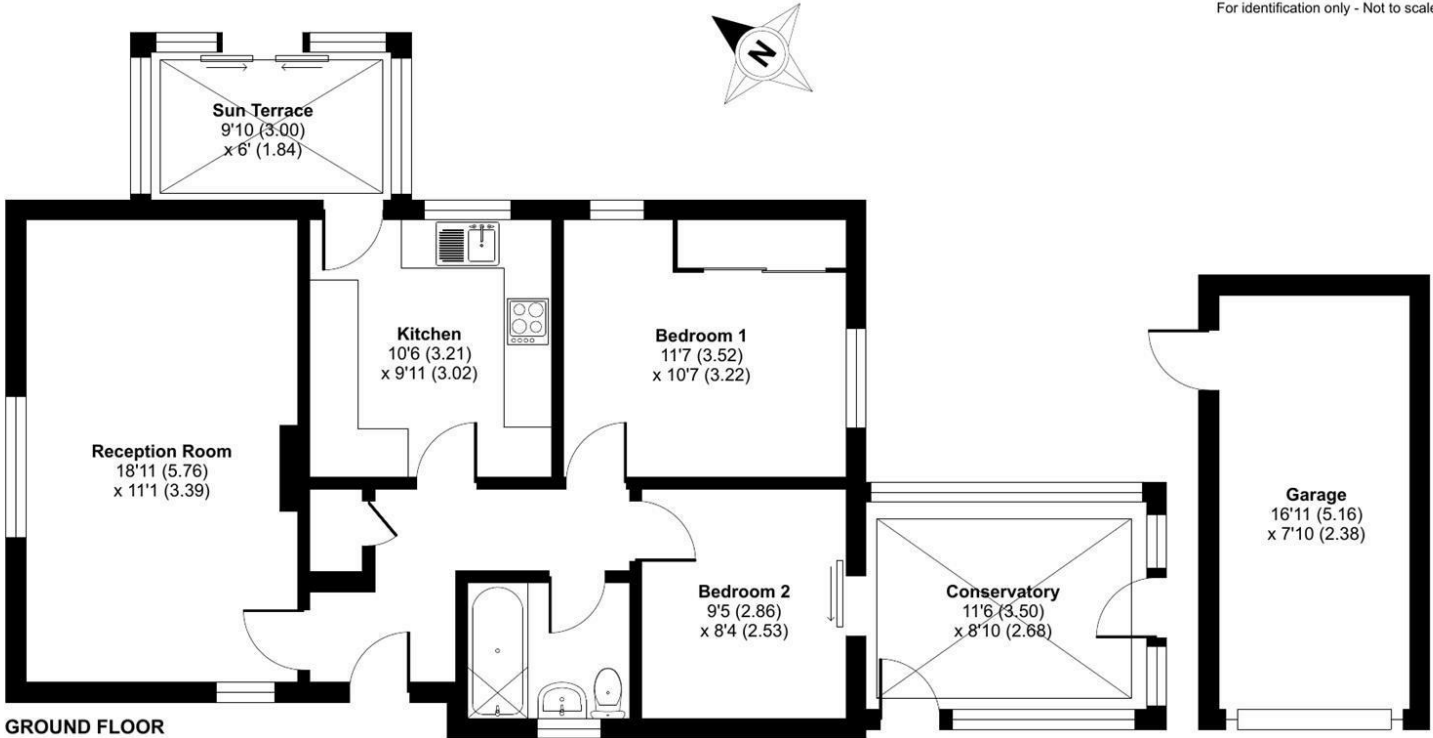


FOR SALE

10 Breidden Close, Oswestry, SY11 1TT



Approximate Area = 761 sq ft / 70.7 sq m (excludes sun terrace)
Garage = 132 sq ft / 12.3 sq m
Total = 893 sq ft / 83 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: 1347249



FOR SALE

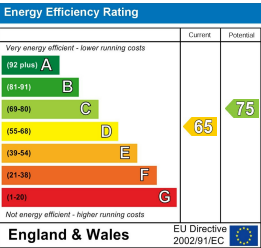
Offers in the region of £250,000

10 Breidden Close, Oswestry, SY11 1TT

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



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



- Sought-after Breidden Close cul-de-sac,
- Detached two-bedroom bungalow on a generous corner plot
- Not directly overlooked
- Spacious living room with feature fireplace
- Now in need of modernisation — ideal project to personalise
- Potential to extend/reconfigure, subject to planning and building regs

DESCRIPTION

Occupying a desirable corner plot in a well-regarded residential cul-de-sac, 10 Breidden Close presents a rare chance to acquire a detached bungalow with excellent potential in one of Oswestry’s most convenient addresses. The accommodation currently provides a welcoming reception room with feature fireplace, a kitchen with side access, two well-proportioned bedrooms, and a family bathroom. To the rear, a conservatory opens to a sun terrace, extending the living space and creating a pleasant spot to enjoy the gardens. While the property would now benefit from a programme of updating and general modernisation, the layout is practical and offers scope for a buyer to re-style to taste.

OUTSIDE

Outside, the bungalow is approached via a driveway leading to a single garage, providing useful parking and storage. The gardens wrap around the property, mainly laid to lawn and richly stocked with established shrubs, fruit trees and hedging, interspersed with paved seating areas—a lovely setting that enjoys a good degree of privacy and is not directly overlooked. The corner position and mature planting add to the sense of space and seclusion while leaving plenty of scope for further landscaping or re-design.

W3W

///comic.toads.hourglass

SITUATION

Breidden Close is a well-regarded residential cul-de-sac on the edge of Oswestry, a thriving market town offering an excellent range of shopping, leisure and schooling facilities. Walking distance to local amenities include supermarkets, independent shops, doctors, dentists, and both primary and secondary schools, making the area popular with a wide range of buyers, there is also a Bus service close by on Maserfield.

The property enjoys excellent access to the A483/A5, providing direct road links to Shrewsbury, Chester, Wrexham and the motorway network beyond. Rail services are available at Gobowen Station (approx. 3 miles), with direct links to Birmingham, Chester and London. The surrounding Shropshire countryside and nearby Welsh hills also provide plenty of opportunities for walking, cycling and outdoor pursuits.

COUNCIL TAX

Council Tax Band ‘C’

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.
Tel: 0345 678 9000.

SERVICES

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

VIEWINGS

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

ANTI MONEY LAUNDERING

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.