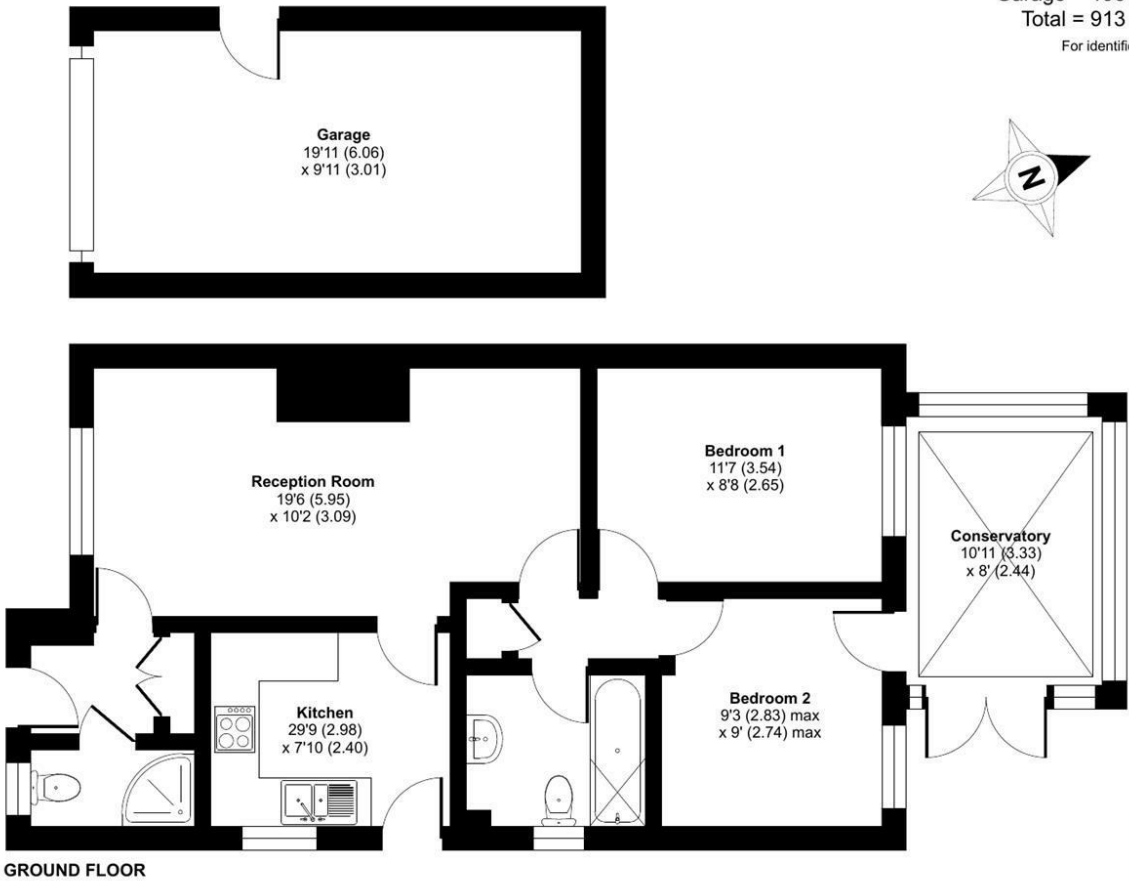


FOR SALE

20 Ambleside Road, Oswestry, SY11 2YJ



Approximate Area = 717 sq ft / 66.6 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 913 sq ft / 84.8 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). © nlychem 2025. Produced for Halls. REF: 1358938



FOR SALE

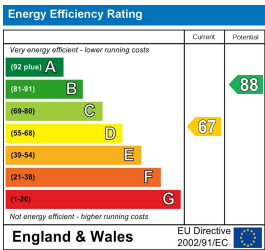
Offers in the region of £210,000

20 Ambleside Road, Oswestry, SY11 2YJ

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-presented two-bedroom semi-detached bungalow with conservatory, driveway and detached garage, situated in a highly convenient town location close to local shops, doctors and amenities. Freshly decorated with new carpets and ready to move straight into. No onward chain.



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.



2 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Spacious lounge with parquet flooring
- Driveway and detached garage providing ample parking
- Freshly decorated with new carpets, ready to move into
- Sought-after town location, walking distance to shops, doctors & amenities
- Bathroom plus separate shower room
- NO UPWARD CHAIN

DESCRIPTION

Halls are delighted to offer for sale this well-presented two-bedroom semi-detached bungalow, located in a sought-after residential area of Oswestry within easy walking distance of shops, doctors, and other local amenities. The property is offered with no onward chain, making it an excellent opportunity for those looking for a home ready to move straight into.

The accommodation briefly comprises an entrance hall, a bright and spacious lounge featuring parquet flooring and an attractive gas feature fireplace, a fitted kitchen, bathroom, and a separate shower room. To the rear are two bedrooms, with the second bedroom benefitting from direct access into a conservatory which enjoys views over the garden.

The property has been freshly decorated with new carpets throughout, offering a clean and tidy living space.

Externally, the bungalow enjoys a lawned front garden with a driveway providing ample off-road parking and leading to a detached garage. The rear garden has been designed for ease of maintenance, mainly laid to paving with mature shrubs and a timber summerhouse.

This property presents a fantastic opportunity for downsizers, first-time buyers, or investors seeking a conveniently located, low-maintenance home in town.

ACCOMODATION

W3W
///encodes.dude.fallback

SITUATION

The property is situated towards the fringe of Oswestry town centre, which can be reached easily on foot. 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.

SCHOOLS

The area offers excellent educational opportunities, including Woodside Primary, Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

ACCOMODATION

Entrance Hall
A welcoming entrance space with access to the main accommodation. Includes a useful shower room directly off the hall.

Shower Room

Reception Room (19'6 x 10'2 / 5.95m x 3.09m)

Kitchen (9'9 x 7'10 / 2.98m x 2.40m)

Bathroom

Bedroom 1 (11'7 x 8'8 / 3.54m x 2.65m)

Bedroom 2 (9'3 x 9' / 2.83m x 2.74m)

Conservatory (10'11 x 8' / 3.33m x 2.44m)

Outside

The property is approached via a driveway providing ample parking and leading to the detached garage (19'11 x 9'11 / 6.06m x 3.01m), ideal for secure parking or storage. The front garden is mainly lawned with gravelled edging for low maintenance.

To the rear, the garden has been designed for ease of upkeep, laid predominantly to paving with well-established shrubs and a useful timber Summerhouse. A pleasant and private space for outdoor seating and gardening.

SERVICES

Property is on Mains Electric, Water, Gas and Drainage

TENURE

Property is believed to be Freehold

COUNCIL TAX BAND

Band 'B'

LOCAL AUTHORITY

Shropshire County Council

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.