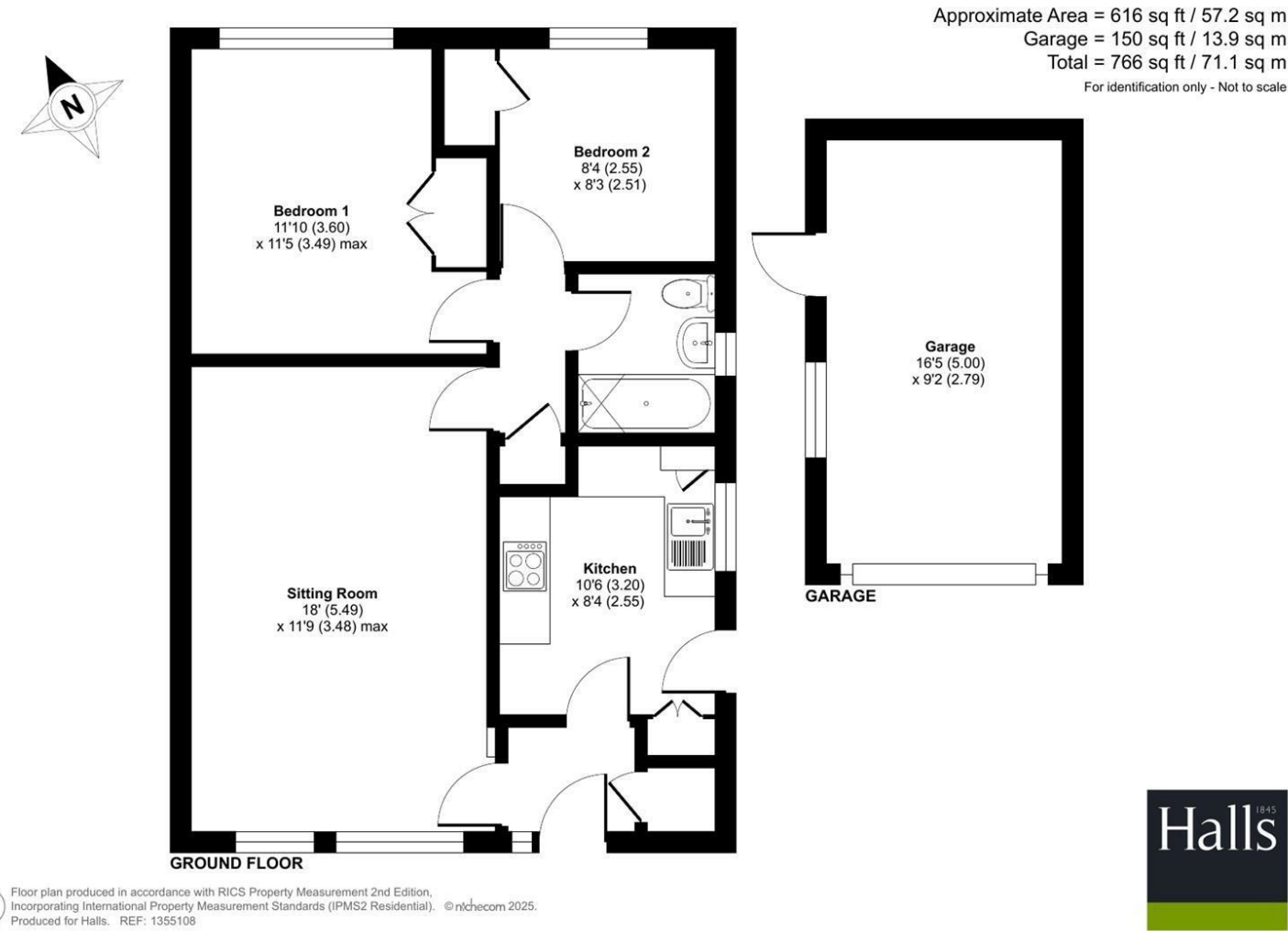


FOR SALE

36 Vyrnwy Road, Oswestry, SY11 1NT

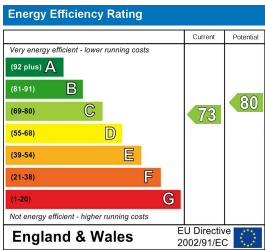


36 Vyrnwy Road, Oswestry, SY11 1NT

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-located two bedroom semi detached bungalow in Oswestry, offering a spacious reception room, kitchen, and family bathroom. Outside, the property benefits from a rear garden and is conveniently positioned for the town centre, local amenities, and transport links.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@halls.gb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Attractive two-bedroom semi detached home
- Enclosed rear garden
- Family bathroom with modern fittings
- Bright and welcoming main reception room
- Walking distance to Oswestry town centre, schools, and amenities

DESCRIPTION

A well-presented and generously proportioned two-bedroom semi-detached bungalow, offering versatile single-level living with the benefit of a private driveway, detached garage and enclosed rear garden. The property enjoys a pleasant position along Vyrnwy Road, a sought-after and established residential area within walking distance of Oswestry town centre. Local shops, schools, bus routes and everyday amenities are all close at hand, making this an ideal choice for those seeking convenience alongside a comfortable home.

Internally, the accommodation includes a spacious sitting room, fitted kitchen, two bedrooms and bathroom with Nationwide mobility bath, with scope for further personalisation. Externally, the property is enhanced by driveway parking, a detached garage, and gardens to both the front and rear, providing an excellent opportunity for outdoor enjoyment with manageable upkeep.

OUTSIDE

The property is approached over a private driveway providing off-road parking and access to the detached single garage (16'5" x 9'2"), which offers excellent storage or workshop potential.

To the front, the garden is set behind a low boundary with laid slabs and mature shrubs. A side pathway leads through to the rear, where there is a secure and enclosed patio area which is ideal for outdoor dining and relaxation. The garden enjoys a good degree of privacy and presents an attractive yet easily manageable outside space.

DIRECTIONS

From the Halls office in Oswestry, proceed north along Church Street before turning right at the traffic lights onto Castle Street. Continue past the park and bear left onto Victoria Road. After a short distance, turn right into Vyrnwy Road where the property will be found on the left-hand side, identified by a Halls 'For Sale' board.

W3W

What3Words: ///earlobes.collects.expectant

SITUATION

36 Vyrnwy Road occupies a convenient position within a popular and established residential area of Oswestry. The property is within comfortable walking distance of the town centre, which provides an excellent range of shopping, schooling, leisure and medical facilities.

The A5/A483 is easily accessible, providing direct links to Wrexham, Chester and Shrewsbury, while Gobowen Station (approximately 3 miles) offers rail services to Birmingham, Manchester and beyond. The surrounding Shropshire and Welsh border countryside is renowned for its scenic beauty, with countless walks and outdoor pursuits available within a short drive.

SCHOOLING

The property is well served for education at both primary and secondary levels. Nearby primary schools include The Meadows Primary School and Woodside Primary School, both within walking distance. For secondary education, The Marches School in Oswestry provides a highly regarded comprehensive option.

Further afield, independent schooling is available at Moreton Hall School (Ellesmere), Oswestry School (senior and prep), and Ellesmere College, all of which are within convenient driving distance.

SERVICES

We are informed the property is connected to mains water, electricity, gas and drainage. Gas-fired central heating system. None of the services, appliances or installations have been tested by the selling agents.

TENURE

We are advised the property is freehold and will be sold with the benefit of vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

COUNCIL TAX

The property is in Council Tax Band B

VIEWINGS

Strictly by appointment through the selling agents, Halls, Oswestry office, Tel: 01691 670320.

AGENTS NOTES

We have been advised the property is of a steel-framed construction. Interested parties are advised to make their own enquiries regarding mortgage availability and insurance prior to making a commitment to purchase.

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.