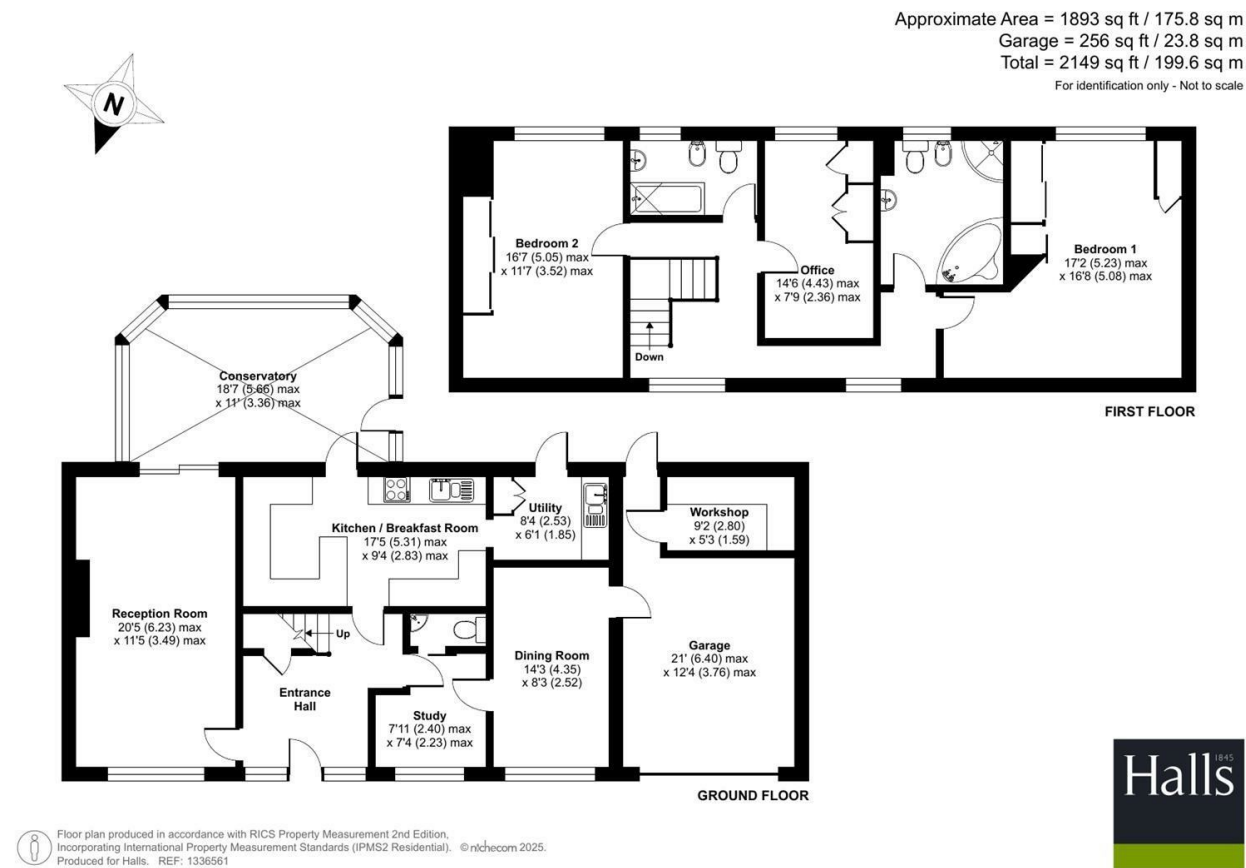


FOR SALE

19 Wilfred Owen Road, Oswestry, SY11 2NA



FOR SALE

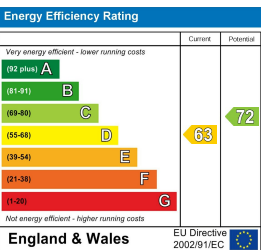
Offers in the region of £305,000

19 Wilfred Owen Road, Oswestry, SY11 2NA

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 spacious and versatile detached home in a sought-after Oswestry location, offering over 2,100 sq. ft of accommodation including garage. With generous living areas, two double bedrooms, study, conservatory, and mature private gardens, this property presents superb scope for modernisation to create a wonderful family home.



01691 670320

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



3 Bedroom/s



2 Bath/Shower Room/s



- NO ONWARD CHAIN
- Spacious living room with feature fireplace
- Three versatile bedrooms
- Kitchen/breakfast room & separate dining room
- Ample off-road parking, garage & private gardens
- Lovely residential location

DESCRIPTION

Halls are delighted with instructions to offer this spacious and versatile detached family home, set within a sought-after residential area of Oswestry. Extending to approximately 2,149 sq. ft (including the garage), the property provides a fantastic opportunity for those seeking a generous home with scope to modernise and personalise to their own taste.

Accommodation

The ground floor comprises a welcoming entrance hall, a large reception room with feature fireplace, and a bright conservatory overlooking the gardens. The well-planned kitchen/breakfast room adjoins a useful utility room and workshop, while a separate dining room provides additional space for family dining or entertaining. A study and downstairs WC complete the ground floor accommodation.

To the first floor are two double bedrooms, including a particularly spacious principal bedroom with an en suite bathroom, alongside a further family bathroom fitted with both a bath and separate shower. In addition, there is a further room ideal as a home office or dressing room, offering great flexibility for modern family living.

The property is approached via a driveway providing ample off-road parking and access to the integral garage. To the rear are established private gardens, mainly laid to lawn with mature planting and hedging offering excellent privacy and seclusion.

W3W

///jobs.grafted.rollers

DIRECTIONS

From Halls Estate Agents on Church Street, head along the B5069 and turn right onto Castle Street. Continue before turning left onto Beatrice Street and keep left to stay on the B5069. Turn right onto Whittington Road (B4580), then take the next right onto Unicorn Road.

Follow this road for half a mile and at the roundabout take the second exit onto Middleton Road. Shortly after, take the first exit at the next roundabout onto College Road, then turn left onto Llys Road. Continue for a short distance and turn left onto Wilfred Owen Road, where the property will be found on the left.

SITUATION

Wilfred Owen Road, a well-established residential area within walking distance of Oswestry town centre. The town offers an excellent range of shopping, schooling, and leisure facilities, along with a strong sense of community. For commuters, the A5/A483 road network is easily accessible, providing swift links to Shrewsbury, Telford, and the West Midlands to the south, as well as Wrexham, Chester, and the North West. Gobowen Railway Station, approximately 3 miles away, offers regular services on the mainline network, making it ideal for daily travel further afield.

SCHOOLING

Holy Trinity Church of England Primary Academy is within easy reach and is well regarded for its nurturing environment and strong community ethos. The Meadows Primary School is also nearby, offering another popular choice for families. For secondary education, Oswestry is served by The Marches School, a large and well-equipped comprehensive. In addition, the town is home to several independent schools including Oswestry School and Moreton Hall, providing further options for both day and boarding education.

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

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

COUNCIL TAX

Council tax band - D.

VIEWINGS

Strictly by appointment with the selling Agents, Halls, 20 Church Street, Oswestry, Shropshire SY11 2SP
Tel: 01691 670 320

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.

