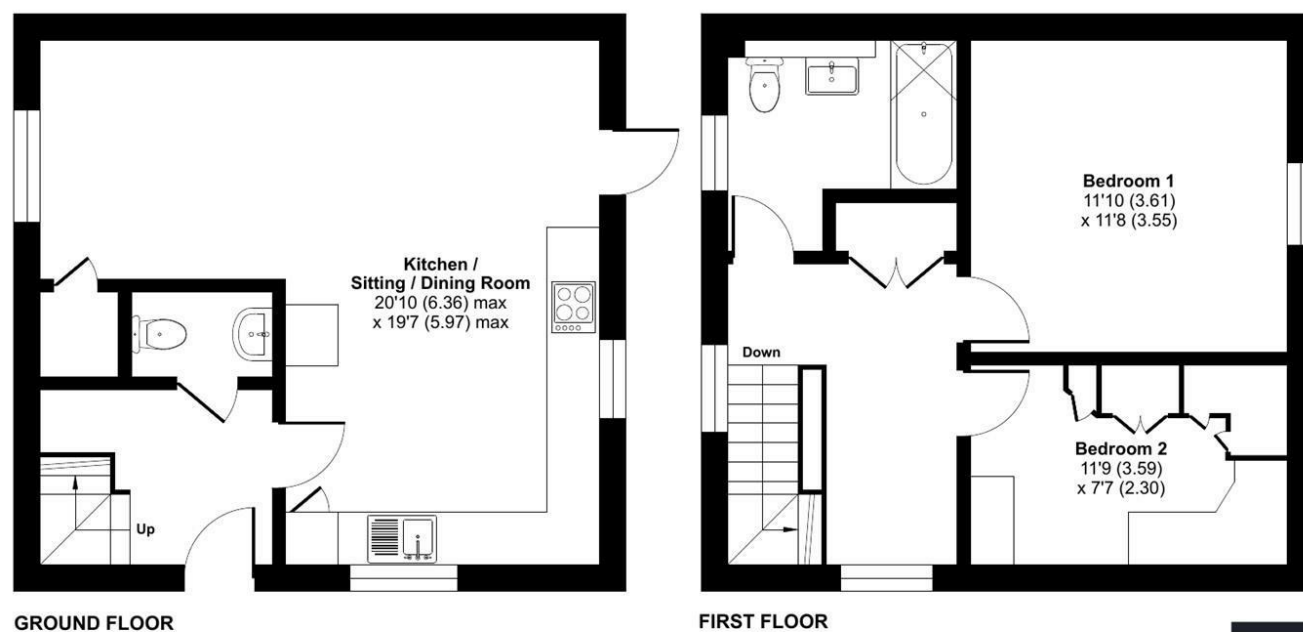


FOR SALE

31 Holbach Road, Oswestry, SY11 1RP

Approximate Area = 818 sq ft / 76 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: 1373979



FOR SALE

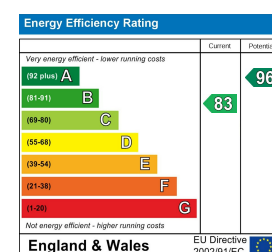
Offers in the region of £220,000

31 Holbach Road, Oswestry, SY11 1RP

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 home conveniently located close to Oswestry town centre, offering bright and comfortable accommodation with a low-maintenance garden — ideal for first-time buyers or investors



01691 670320

Oswestry Sales

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



onTheMarket.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.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01691 670320



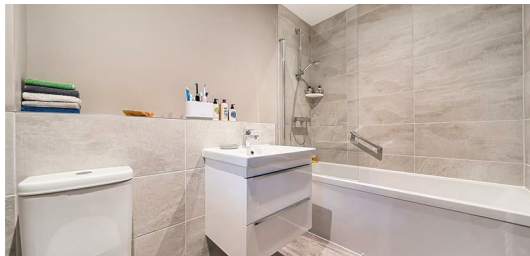
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Attractive two-bedroom home conveniently located close to Oswestry town centre
- Bright reception room providing comfortable living space
- Modern kitchen and bathroom facilities
- Walking distance to local shops, schools and amenities
- OFFERED WITH NO UPWARD CHAIN
- Allocated parking with in a gated development

DESCRIPTION

A well-presented two-bedroom home conveniently located within walking distance of Oswestry town centre. The property offers bright, comfortable accommodation ideal for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises a welcoming sitting room, a modern fitted kitchen and a cloakroom. To the first floor are two good-sized bedrooms offering flexible space for family living or home working and a well fitted bathroom.

OUTSIDE

To the rear, there is an enclosed courtyard-style garden providing a pleasant and low-maintenance outdoor area, perfect for relaxation or entertaining.

DIRECTIONS

From the Halls Oswestry office, proceed along Church Street and bear right into Oswald Road. Turn left into Victoria Road and continue until reaching Holbach Road on the right. The property will be found partway along on the left-hand side, identified by the Halls For Sale board.

SITUATION

Situated on Holbach Road, the property enjoys an excellent location within easy reach of Oswestry’s thriving town centre, which offers a range of shops, cafés, restaurants, and local amenities. The area benefits from good transport links, with access to the A5 and A483 for commuting to Shrewsbury, Wrexham, and Chester.

SCHOOLING

Oswestry and the surrounding area offer a good choice of primary and secondary schools, including The Marches School and Oswestry School for independent education.

SERVICES

We understand the property has the benefit of mains water, electricity, gas and drainage.
Gas-fired central heating.

TENURE

We are advised the property is freehold and offered with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.
Tel: 0345 678 9000

COUNCIL TAX

We understand the property is in Council Tax Band B.

VIEWINGS

Strictly by appointment through Halls, Oswestry Office
Tel: 01691 670320 | Email: oswestry@halls.gb.com

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.