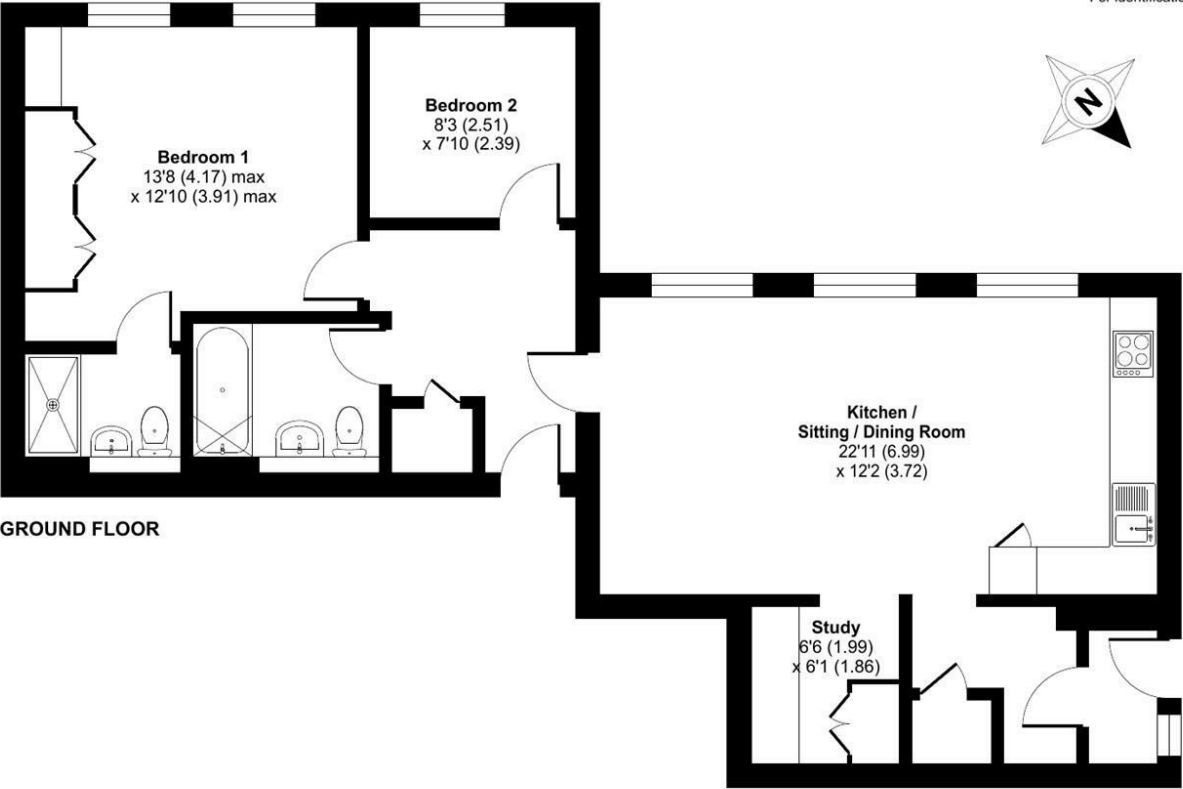


FOR SALE

7 Holbach Court Holbach Road, Oswestry, SY11 1RY



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). © n\checon 2025.
Produced for Halls. REF: 1373978

FOR SALE

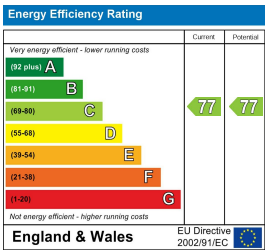
Offers in the region of £265,000

7 Holbach Court Holbach Road, Oswestry, SY11 1RY

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 stylish and beautifully presented two-bedroom apartment offering modern, low-maintenance living within an exclusive courtyard development, just a short walk from Oswestry town centre.



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



2 Bath/Shower Room/s



- Attractive two-bedroom apartment within a small, exclusive development
- Private entrance
- Open-plan living space with modern kitchen and dining area
- Two bath/shower rooms including an en suite to the principal bedroom
- Allocated parking
- NO UPWARD CHAIN

DESCRIPTION

A beautifully presented two-bedroomed ground floor apartment forming part of a small and exclusive courtyard development in the heart of Oswestry.

The accommodation offers a well-designed, modern living space ideal for professionals, downsizers, or those seeking a convenient town centre home. The ground floor apartment features an open-plan kitchen and dining area fitted with contemporary units and integrated appliances, together with a study. There is a bright and comfortable sitting room, two bedrooms, including a principal bedroom with en suite facilities, and a further well-appointed bathroom.

Outside, the property benefits from its own entrance and allocated parking space. Situated within easy walking distance of Oswestry’s independent shops, cafés, and restaurants, this stylish home combines modern comfort with exceptional convenience.

OUTSIDE

The property enjoys being within a gated community with separate access. There is an allocated parking space within the secure gated courtyard.

SITUATION

Holbache Court is a highly regarded small development situated just a short walk from Oswestry town centre. The thriving market town offers an excellent range of independent shops, cafés, restaurants, and leisure facilities, together with reputable primary and secondary schooling. The area is well served by transport links, with easy access to the A5/A483 for commuting to Shrewsbury, Wrexham, and Chester, and nearby rail connections from Gobowen Station.

SCHOOLING

Oswestry offers an excellent selection of both primary and secondary schools, including The Marches Academy and Holy Trinity C of E Primary Academy. The renowned Oswestry School provides independent education for all ages, while nearby Ellesmere College offers further independent schooling options. A regular bus service connects the town to surrounding villages, and there are sixth form and further education facilities available locally.

SERVICES

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

TENURE

We are informed that the property is Leasehold and will be offered with vacant possession upon completion.

LOCAL AUTHORITY

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

COUNCIL TAX

Band B (Shropshire Council)

LEASEHOLD FEES

Ask the agent

DIRECTIONS

From the Halls office in Oswestry, proceed along Church Street towards Cross Street and turn right onto Leg Street. Continue straight over the mini roundabout and take the next left onto Holbache Road. Holbache Court will be found shortly on the right-hand side.

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.