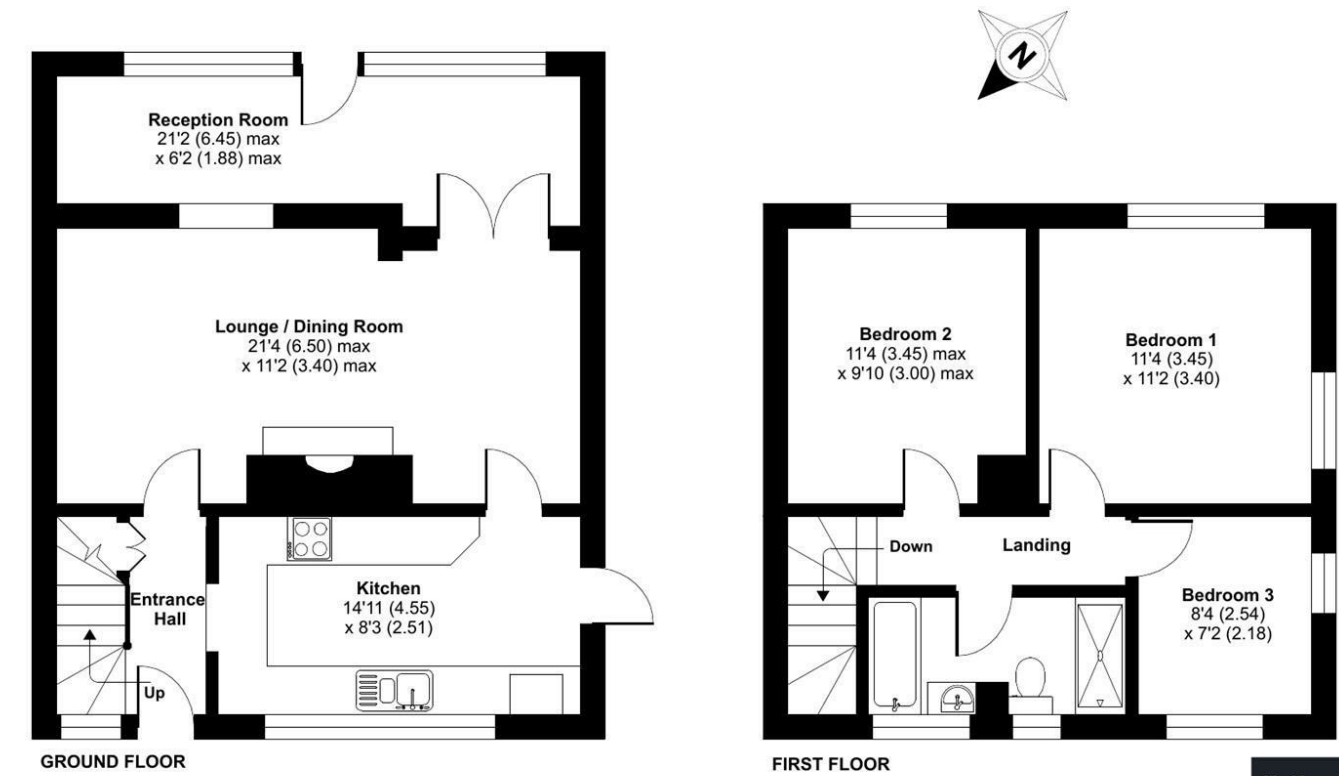


FOR SALE

49, Brook House Road, Oswestry, SY11 2JW



Approximate Area = 1002 sq ft / 93 sq m
For identification only - Not to scale



FOR SALE

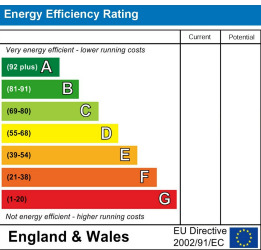
Offers in the region of £220,000

49, Brook House Road, Oswestry, SY11 2JW

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



England & Wales EU Directive 2002/91/EC



01691 670320

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



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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Well-proportioned three-bedroom semi-detached home in a popular residential area
- Ample driveway parking
- Close to schools, shops, town centre amenities and transport links
- Energy-saving benefits provided by the installed solar panels
- Ideal opportunity for first-time buyers, families or investors

DESCRIPTION

Halls are pleased to offer 49 Brook House Road, a well-proportioned three-bedroom semi-detached home situated within a popular residential area of Oswestry, ideal for first-time buyers, families, or those seeking a property with excellent potential.

The ground floor features an entrance hall leading into a spacious open-plan lounge/dining room, offering a versatile and naturally bright living space. To the rear sits a generous reception room overlooking the garden, perfect as a second sitting room, playroom, or home office. The kitchen is fitted with a range of units and provides access to the side of the property.

To the first floor, the home offers three bedrooms, including two comfortable doubles and a well-sized single. A family bathroom serves the accommodation.

Externally, the property benefits from a low-maintenance front garden, a generous driveway providing ample off-road parking, and access to the store. The rear garden offers a private space with scope for landscaping or family use.

This appealing semi-detached home presents an excellent opportunity to secure a well-located property within easy reach of Oswestry town centre, local schools, shops, and transport links.

OUTSIDE

The property is approached via a low-maintenance front garden with paved areas and a wide gated driveway providing ample off-road parking and access to the side of the house, leading toward a useful garage/store.

To the rear, the garden is principally laid to lawn, offering a good-sized and enclosed outdoor space ideal for family use. A small patio area sits directly behind the property, with the remainder of the garden is laid to lawn, offering excellent potential for further landscaping if desired.

DIRECTIONS

From Halls Estate Agents in Oswestry, proceed north along Church Street and continue straight onto Willow Street. Follow the road as it bears slightly right onto Beatrice Street. At the junction by the Black Gate Centre, keep ahead onto Oswald Road. Continue past Sainsbury’s and the Cambrian Railway Museum before turning right onto Ambleside Road. Follow the road uphill and then turn left onto Bridgeman Road, where the property will be found on the right-hand side.

SITUATION

49 Brook House Road is pleasantly situated within an established residential area on the outskirts of Oswestry, offering convenient access to a wide range of local amenities. Nearby Cabin Lane and Middleton Road provide everyday facilities including shops, takeaways, a medical centre, and leisure amenities.

Oswestry town centre is within easy reach, providing a comprehensive selection of independent and national retailers, supermarkets, restaurants, and public services. The area is well served by public transport links, with regular bus routes operating nearby.

For commuters, excellent road connections are available via the A483, giving swift access to Gobowen Railway Station, Wrexham, Shrewsbury, and the wider region.

SCHOOLING

The property is well placed for a range of local schools. Meadowbrook Primary School and The Meadows Primary School are both within close walking distance, while Woodside Primary School and Holy Trinity C of E Primary Academy are also easily accessible.

For secondary education, the highly regarded The Marches School is located nearby, offering comprehensive facilities and strong transport links. Further independent and state schooling options can be found in Oswestry and the surrounding area.

SERVICES

We understand that the property is connected to mains water, electricity, gas and drainage. Gas-fired central heating. Interested parties are advised to make their own enquiries regarding the adequacy and provision of services.

TENURE

We understand the property is freehold, although prospective purchasers should verify this through their legal advisors.

W3W

What3Words:///backed.altering.paintings

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Council Tax Band B (Shropshire Council).

VIEWINGS

By appointment only through the sole selling agents – Halls, Oswestry Office
Tel: 01691 670 320
Email: oswestry@halls.gb.com
Website: www.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.