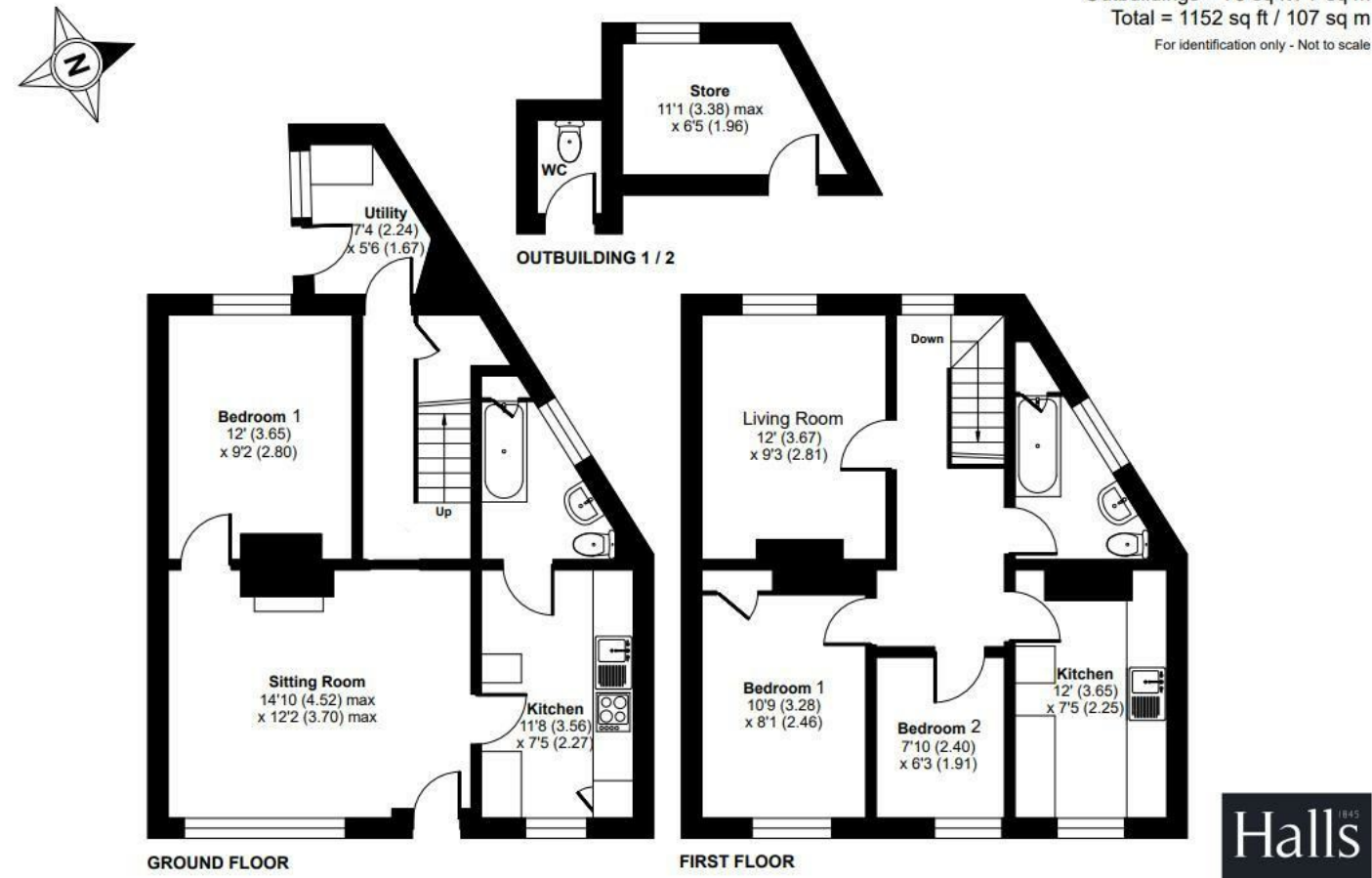


FOR SALE

2 & 2A Denmark Place, Albert Road, Oswestry, Shropshire, SY11 1NG



FOR SALE

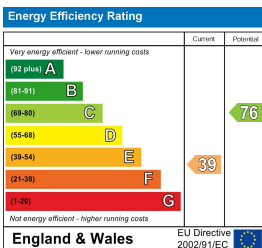
Offers in the region of £165,000

2 & 2A Denmark Place, Albert Road, Oswestry, Shropshire, SY11 1NG

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



Halls are delighted to offer 2 & 2A Denmark Place—two self-contained flats sold together, just a short walk from Oswestry town centre. The property includes a one-bedroom ground floor flat and a two-bedroom first floor flat, each with its own living space and kitchen. Outside features include a private courtyard with two brick outbuildings and valuable off-road parking. An excellent investment or dual-living opportunity in a highly convenient location.



01691 670320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry.lettings@hallsgb.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.

Walking Distance to Oswestry Town Centre and Bus Station



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **Two self-contained flats sold together (1-bedroom ground floor & 2-bedroom first floor)**
- **Excellent investment or dual-living opportunity close to Oswestry town centre**
- **Ideal for landlords seeking immediate multi-unit rental potential**
- **Benefitting from valuable off-road private parking**
- **Strong investment opportunity with an estimated yield potential of circa 9%**

DESCRIPTION

Halls are delighted to offer 2 & 2A Denmark Place, a pair of self-contained flats positioned just off Albert Road, within easy walking distance of Oswestry town centre. Offered for sale together, the property provides an excellent investment opportunity or the potential for multi-generational living.

The ground floor flat (No. 2) offers well-proportioned accommodation comprising a generous front sitting room, fitted kitchen, double bedroom and a bathroom.

The first floor flat (No. 2A) benefits from its own independent access and provides a bright two-bedroom layout, including a useful utility area, comfortable living room, fitted kitchen and bathroom. The flat enjoys good natural light and well-arranged rooms suitable for either owner occupation or letting.

To the rear is a private, low-maintenance courtyard with access to two brick outbuildings, ideal for storage or workshop use. Externally, the property also benefits from a gravelled garden area and valuable off-road parking.

This is a rare opportunity to acquire two separate dwellings within one freehold, ideally placed for Oswestry’s amenities, shops and transport links—perfect for investors, those seeking dual accommodation, or buyers looking to generate an income.

OUTSIDE

The property benefits from a private rear courtyard, providing a low-maintenance outdoor space suitable for seating, storage or general use. Two brick-built outbuildings adjoin the courtyard, offering useful additional storage, workshop potential or further utility space.

To the side of the property, accessed from Denmark Place, there is valuable off-road parking, with space for multiple vehicles—a rare advantage for a town-centre location, beyond this lies a gravelled garden area. The courtyard is enclosed by brick boundary walls, offering privacy and ease of upkeep.

DIRECTIONS

From Halls Oswestry office, proceed north along Willow Street and continue straight as the road becomes Welsh Walls. At the junction with Castle Street, turn right and follow the road onto Beatrice Street. Continue ahead, passing the junction with Castlefields, and then turn right onto Albert Road. Denmark Place will be found on your right-hand side, with the property located just a short distance along.

SITUATION

2 & 2A Denmark Place are conveniently situated just off Albert Road, within easy walking distance of Oswestry town centre. The location offers excellent access to a wide range of local amenities including supermarkets, independent shops, cafés, public houses, leisure facilities and the popular Cae Glas Park.

The area is well served by public transport links, with regular bus services connecting to Shrewsbury, Wrexham and surrounding villages, while the A5 and A483 are both easily reached for commuting further afield. This established residential setting combines convenience with practicality, making it an ideal location for both homeowners and tenants.

SCHOOLING

Oswestry offers a good selection of primary and secondary schooling within close reach of the property. Nearby options include Woodside Primary School and Our Lady & St Oswald’s Catholic Primary School, both within walking distance. Secondary education is provided by the well-regarded The Marches School, located roughly a mile away.

Further independent schooling is available at Moreton Hall (for girls and co-ed sixth form) and Oswestry School, both within a short drive. The area is well supported by school transport links for families with children of all ages.

SERVICES

We understand that the property is connected to mains water, electricity and drainage. Heating is provided individually within each flat. Interested parties are advised to make their own enquiries regarding the adequacy and provision of services.

TENURE

We understand the property is offered for sale freehold, with both flats (2 and 2A) held under the same title. Vacant possession will be available upon completion.

W3W

LOCAL AUTHORITY

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

COUNCIL TAX

We understand the flats are separately assessed for Council Tax under Shropshire Council.

2 Denmark Place: Band A

2A Denmark Place: Band A

Prospective purchasers should verify this information directly with the Local Authority.

VIEWINGS

By appointment only through the sole selling agents, Halls, Oswestry.
Tel: 01691 670320.

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.