



22 Upper Brook Street,
Oswestry, Shropshire, SY11 2TB

**Bowen Son
and Watson**

with **Kent Jones**

22, Upper Brook Street
Oswestry, Shropshire SY11 2TB

Offers in the Region of £350,000

A rare opportunity to purchase a Grade II Listed townhouse situated in a central location within the historic market town of Oswestry.

The property has been sympathetically restored by the current owners to create a desirable family home with a host of original features. The spacious & flexible living accommodation is spread over 3 floors together with an attic storage room and cellar.

Externally, the property benefits from a large and private rear garden, split level patio and separate pedestrian access.

Location

The property is situated close to the historic centre of Oswestry, within easy walking distance of the towns many shops, restaurants, public houses and other amenities.

The picturesque Cae Glas Park is located directly opposite the property, whilst the town is surrounded by picturesque countryside which is easily accessible. A number of renowned public and private schools are also based within the town.

Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides direct links to Chester and Birmingham.

Accommodation

The property is constructed of brick under a slate roof. Front door into:

Entrance Hall

With original oak flooring, picture rail and staircase to first floor.

Dining Room

Oak flooring, ceiling rose, dado and picture rail. Open fireplace and fitted storage cupboards. Radiator.

Living Room/Study

Open fireplace and oak flooring.

Kitchen/Breakfast Room

Fitted kitchen with gloss front kitchen units with oak worktop above and tiled surround. Double Belfast sink with mixer tap over. Fitted bench seat. Original fireplace housing 'Flavel' Range cooker with double oven, grill and warming oven, 5 ring induction hob with hot plate. Original larder cupboard.

Utility

Door to the rear garden and space and plumbing for a washing machine and tumble dryer. Door off Hall to:



Cellar

15' 0" x 11' 0" (4.57m x 3.35m)
Stairs off Main Hall to:

First Floor Landing

A split level landing with with radiator and doors off to:

First Floor Lounge/Bedroom 2

Oak floorboards. Decorative open fireplace with tiled & marble surround. Dado rail and picture rail.

Bedroom 3

Oak flooring. Contemporary style radiator.

Family Bathroom

Suite comprises panel bath with tiled surround, double shower cubical with rainwater and hand held shower attachments. Twin wash hand basin and low level flush WC. Oak flooring and radiator.

Separate WC

High level flush WC and corner wash hand basin with vanity cupboard below. Stairs off First Floor Landing to:

Second Floor Landing

With doors off to:

Bedroom 1

Oak flooring and original fireplace. Radiator. Door into:

Bathroom

With Roll Top Bath with shower attachment, low level flush WC, pedestal wash hand basin and fitted cupboard housing Ideal gas fired boiler. Oak flooring. Door onto landing.

Bedroom 4

Oak flooring, contemporary style radiator and fitted wardrobe. Stairs off landing to:

Storage Room

With fitted airing cupboard housing a hot water cylinder.

Gardens

The rear garden of this property is one of its most notable features extending to around 50m long.

The property benefits from a large split level patio with the remainder of the garden laid to lawn enclosed by panel fencing and brick walling.

A side pedestrian gate leads to the front of the property.

Local Authority & Council Tax Band

Shropshire County Council. Council Tax Band 'D'

Tenure

We are informed that the property is freehold subject to vacant possession on completion.

EPC Rating

EPC Rating: E '52'



Viewing and Further Information

For further information or to arrange a viewing please contact the sole selling agents Oswestry Office on (01691) 652367.



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Total Area: 249.1 m² ... 2681 ft²
All measurements are approximate and for display purposes only

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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