

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £100,000

40 Vyrnwy Road, Oswestry, Shropshire, SY11 1NT

🏠 2 Bedrooms

🚿 1 Bathroom

40 Vyrnwy Road, Oswestry, SY11 1NT



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General Remarks

For sale by Public Auction at 2.00 pm on 11th December 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN. A rare investment opportunity comprising of a two bedroom semi-detached property situated within a popular residential area, yet within easy walking distance of Oswestry town centre. The current occupier of the property does not have a written tenancy agreement and currently pays no rent. The property will be sold subject to their occupation and it will be the responsibility of any prospective purchaser to take legal advice on their occupation.

The property is warmed by a recently installed gas fired boiler and has uPVC double glazed windows throughout. The property benefits from ample parking with car port & garage. To the rear the gardens are terraced with views over the town.

Location: The property is situated close to the centre of the busy market town of Oswestry as well as the historic Hill Fort and the surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham. The property is also situated on a Bus route to the town centre.

Accommodation

The property is constructed of a steel frame with brick and block walls under a pitched tiled roof.

Hall: 5' 2" x 4' 0" (1.57m x 1.21m) With a fitted cupboard housing a Worcester gas fired boiler.

Kitchen: 10' 8" x 8' 4" (3.26m x 2.55m) A fully fitted kitchen comprising a range of matching base and eye level wall cupboards with worktop over and tiled surround. Stainless steel sink and drainer, space and

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 endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

plumbing for a washing machine. Tiled floor, uPVC door into car port, fitted storage cupboard, radiator.

Lounge: 17' 11" x 11' 9" (5.45m x 3.59m) Having a tiled fireplace with coal effect gas fire and radiator.

Bedroom 1: 12' 2" x 10' 4" (3.70m x 3.14m) Radiator.

Bedroom 2: 9' 7" x 8' 2" (2.91m x 2.50m) Radiator, door into:

Conservatory: 15' 5" x 6' 11" (4.70m x 2.10m)
Constructed of uPVC with a brick base. With radiator and uPVC door to outside.

Bathroom: 6' 6" x 5' 5" (1.99m x 1.64m) Suite comprising panel bath with electric shower above,

pedestal wash hand basin and low level flush WC. Radiator.

Garage: 16' 6" x 8' 7" (5.03m x 2.62m) With adjoining:

Car Port: 8' 11" x 33' 10" (2.73m x 10.30m)

Outside: The front garden is of low maintenance gravel and paving with inset shrubs, with the driveway running alongside to the car port and garage providing ample parking. The rear garden is terraced with a paved patio adjoining the conservatory and steps lead to a lawn with a paved seating area, before continuing to a further lawn area having a selection of trees and shrubs.





Tenure: We are informed that the property is freehold. The current occupier has been in occupation of the property for approximately 4 years. There is no written tenancy agreement and no rent has been paid. Prospective purchasers should be advised that the property is being offered for sale subject to their occupation and any interested parties should take their own legal advice.

Services: Mains gas, electricity, water and drainage is connected.

Council Tax: Council Tax Band 'B'

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC: EPC Rating Band 'D' (60)

Directions: From Oswestry town centre proceed north up Willow Street turning right at the crossroads onto Castle Street. Take the first left on to Oak Street then the first right onto York Street. Continue to the end of the street bearing right at the bottom onto Liverpool Road. Turn first left onto Vyrnwy Road and bear left around the bend. The property will be found on the right hand side.

Agents Note: We are informed that the property is a system built house of non-standard construction. The property includes a steel frame to the walls and a tiled roof. We understand that homes of this type are not considered defective but prospective purchasers who

require mortgage funding are advised to consult with their mortgage lender or broker to confirm their ability to proceed with a purchase.

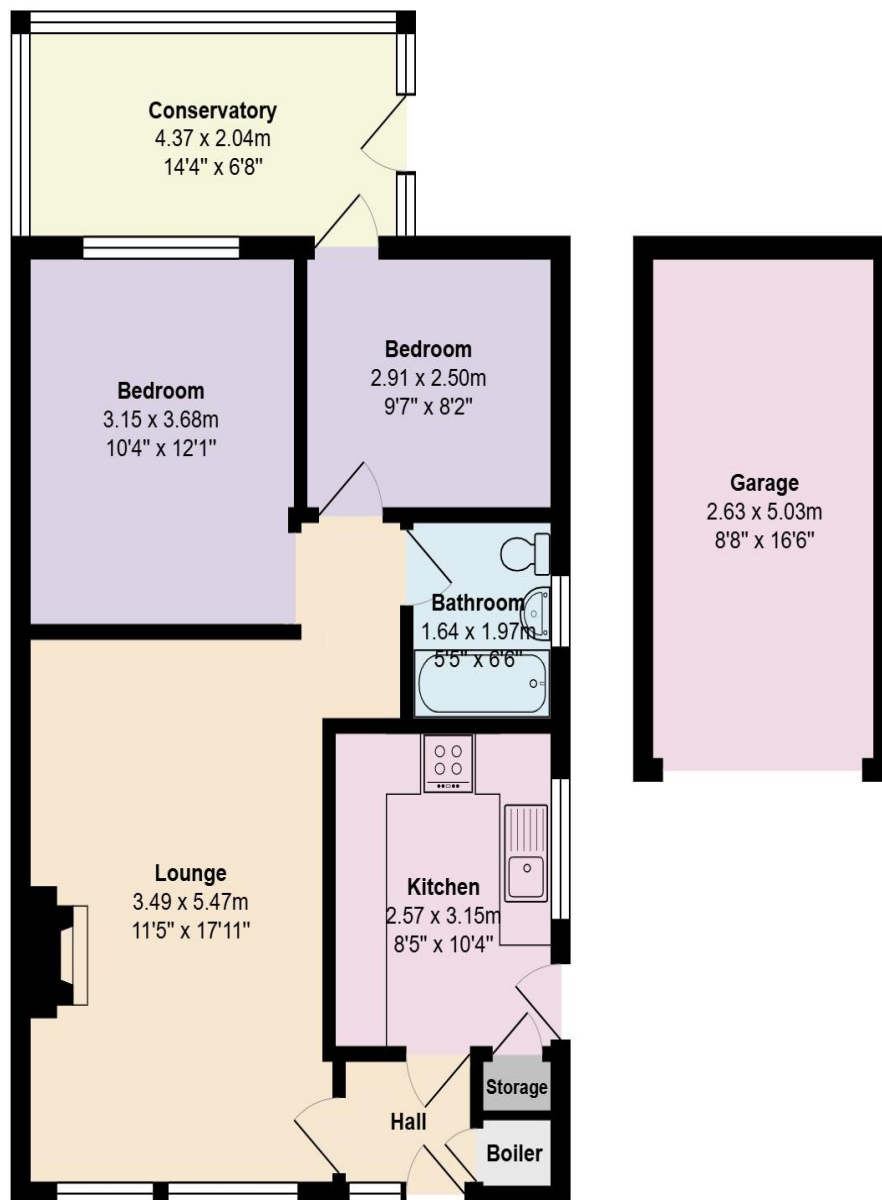
Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price subject to a minimum fee of £3,600 incl. VAT.

Solicitor: Crampton, Pym & Lewis Solicitors, 47 Willow Street, Oswestry, Shropshire, SY11 1PR.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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Total Area: 67.9 m² ... 731 ft² (excluding garage)

All measurements are approximate and for display purposes only

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