

BOWEN

PROPERTY SINCE 1862



Auction Guide Price: £50,000 to £60,000

35 Vyrnwy Place, Oswestry,
Shropshire, SY11 1PA

🛏 1 Bedroom

🚿 1 Bathroom

35 Vyrnwy Place, Oswestry, Shropshire, SY11 1PA



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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 refurbished one bedroom leasehold ground floor apartment ideal for downsizing purchasers or investor buyers. The property is situated within walking distance of Oswestry town centre and all amenities. The accommodation has recently been recarpeted and decorated, with heating provided by recently upgraded electric heater, as well as a newly installed unvented hot-water cylinder and thermostatic bar shower. Externally the property benefits from its own garden located at the rear and driveway parking to the side.

Location: The property is situated within walking distance of the centre of the busy market town of Oswestry. 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 County Town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

Part glazed uPVC door into:

Porch: Tiled floor, storage/meter cupboard and glazed uPVC door to:

Hall: Cupboard housing modern pressurised hot water cylinder and doors off to:

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.

Open Plan Living/Dining/Kitchen: 18' 5" x 9' 9" (5.62m x 2.98m) Comprising a range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainers. Integrated oven with hob and extractor hood over. Space/plumbing for a washing machine and fridge freezer. Tiled floor to kitchen area and partly tiled walls. Newly fitted carpet to living area, TV point and recently fitted Dimplex Quantum electric heater.

Bedroom: 9' 9" x 9' 9" (2.98m x 2.98m) Recently fitted carpets, recently fitted Dimplex Quantum

electric heater, telephone point and built-in storage cupboard.

Bathroom: 6' 11" x 5' 9" (2.10m x 1.75m) Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush WC. Tiled floor, partly tiled walls, heated towel rail and extractor fan.

Outside: The property benefits from its own garden to the rear and has a driveway to the side providing ample parking provision.





Tenure: We are informed that the property is leasehold, subject to vacant possession upon completion. The lease commenced on 19th November 1980 for a term of 99 years, therefore the unexpired term of the lease is 54 years. Further details of the lease can be found in the auction legal pack.

Services: We are informed that the property is connected to mains electricity, water and drainage supplies. The property is warmed by electric heaters and has uPVC double glazing throughout.

Council Tax Band: Council Tax Band 'A'.

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

EPC Rating: EPC Band 'D' (68)

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: Michael Keeling, Nexa Law Ltd, Suite 2 Salop House, 13 Salop Road, Oswestry, Shropshire SY11 2NR.

Directions: From Oswestry town centre proceed up Willow Street turn right onto Oakhurst Road before the fire station. Take the first right onto Liverpool Road West and the second right into Vyrnwy Place where the property will be found at the bottom of the road in the left hand corner.

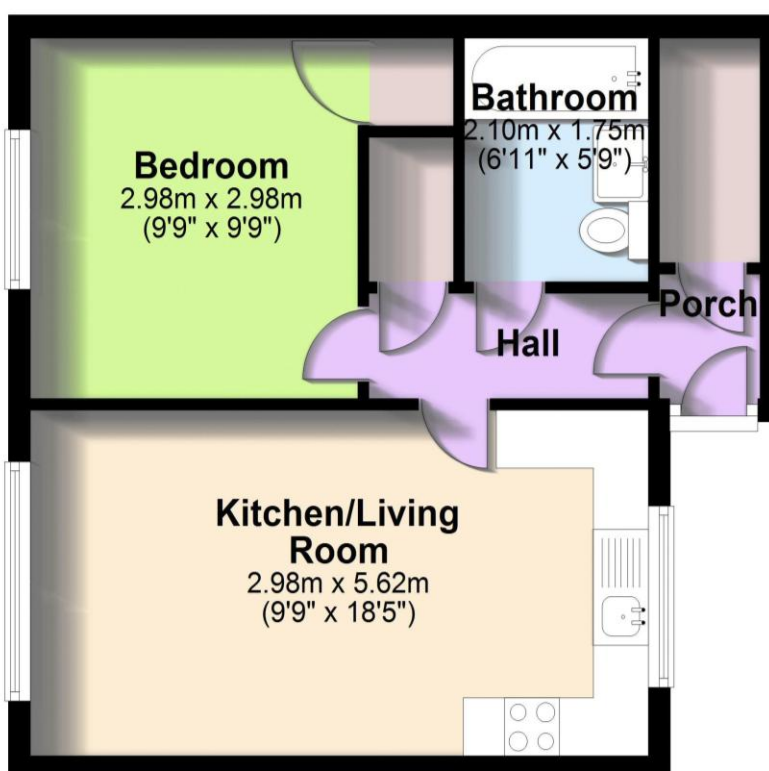
Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices 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.



Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 37.9 sq. metres (408.2 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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