

Albert Road, Oswestry SY11 1NJ

Oswestry

Offers in the Region of

£119,950

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Bedrooms: 2

Bathrooms: 2

Receptions: 2

Woodhead Sales and Lettings are delighted to present this fantastic investment opportunity on SY11 1NJ, presenting a two-bedroom, two-bathroom semi-detached corner property, currently configured as two independent one-bedroom flats. It offers significant income potential in a popular residential area, complete with UPVC windows and solar panels.

Number 49 (Ground Floor Flat)

Accessed via its own wooden front door, the inviting **Reception Room** (3.625m x 3.491m, 11'10" x 11'5") welcomes you with a UPVC front aspect window, electric radiator, and fitted carpet, providing a comfortable living space.

The adjoining **Bedroom** (3.496m x 3.482m, 11'5" x 11'5") features front aspect windows, fitted carpet, an electric radiator, and controls for the solar panels.

A convenient **Cloakroom** (1.401m x 1.293m, 4'7" x 4'2") includes a hand wash basin, low-level WC, tiled floor, and hot water cylinder, ensuring practical amenities.

Directly opposite, the compact **Shower Room** (1.126m x 1.177m, 3'8" x 3'10") houses a fitted corner shower cubicle.

The functional **Kitchen** (2.414m x 3.783m, 7'11" x 12'4") is equipped with a front aspect window and a side aspect door leading to the courtyard garden. It features a stainless steel sink unit with mixer tap, tiled floor, a range of eye and base units, an electric radiator, and space for white goods and an oven/hob.

Number 49a (First Floor Flat)

Accessed via stairs from the courtyard garden, the **Entrance Hall** (2.493m x 1.322m, 8'2" x 4'4") greets you through a half-glazed front door and offers fitted carpet.

The well-appointed **Bathroom** (2.408m x 2.516m, 7'10" x 8'3") features front aspect obscure glass windows, a low-level WC, hand wash basin, electric radiator, a bath with a shower over, and an airing cupboard.

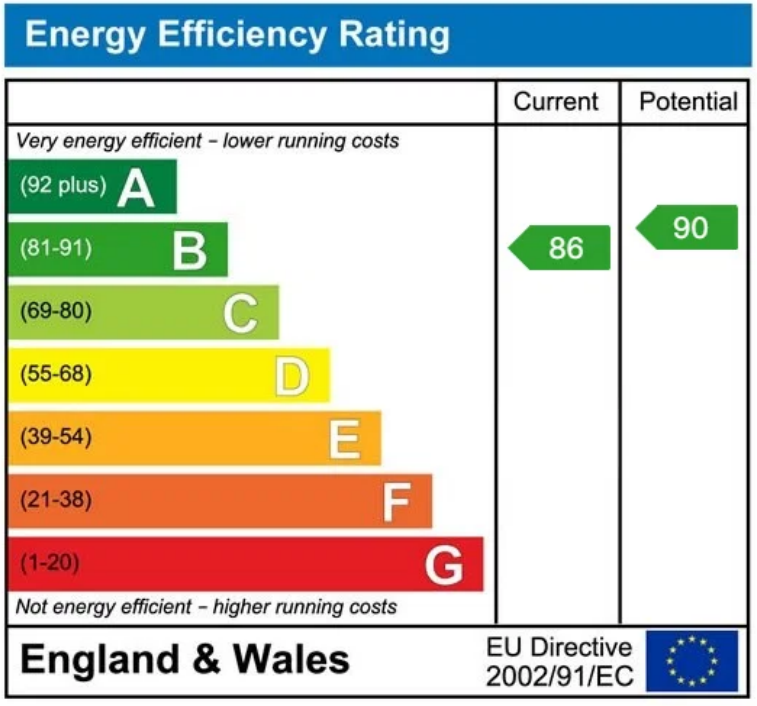
The open-plan **Kitchen/Reception** (5.049m x 3.546m, 16'6" x 11'7") is brightened by front aspect windows and includes a stainless steel sink unit with taps, a breakfast bar, an electric radiator, a loft hatch, and worktops with space for white goods below.

The **Bedroom** (3.523m x 3.698m, 11'6" x 12'1") benefits from front and side aspect windows and an electric radiator, creating a comfortable space.









Outside Space

The property benefits from a shared rear courtyard garden with brick flooring, a small lean-to brick outhouse, and convenient side gate access to the street. The stairs to the first-floor flat are also located here.

Location & Services

Located in a quiet residential area of SY11 1NJ, the property enjoys on-street parking and benefits from mains electricity and water supply, along with electric heating and solar panels. We are advised that the property is Freehold, and the Council Tax band is 'A' by Shropshire Council.

This unique property offers an excellent business potential for investors seeking a versatile dwelling with dual income streams. Early viewing is highly recommended to appreciate the scope and appeal of this corner home.

Notes: Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless 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. Selected photographs have been digitally altered to illustrate the property's potential and may not reflect its current condition or finish.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for **Anti-Money Laundering** (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.

Hours of Business - Monday - Friday 9.00am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.







Total area: approx. 77.0 sq. metres (828.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007.
Plan produced using PlanUp.

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