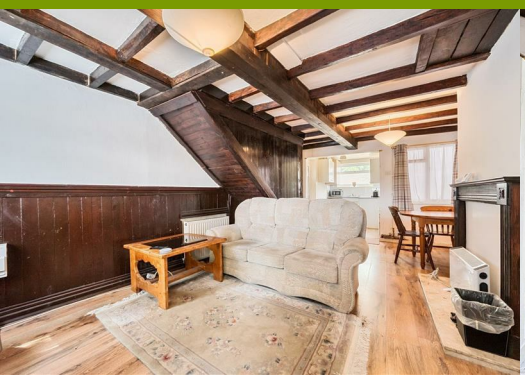
11 BRYNHAFOD ROAD

OSWESTRY | SY11 1RR







A charming two-bedroom character property, offering deceptively spacious accommodation, a generous rear garden and a wealth of original features, conveniently situated within comfortable walking distance of Oswestry town centre and its excellent range of amenities.

Offers in the region of £130,000





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- **Two-Bedroom Character Property**
- **Character Features Throughout**
- **Ideal First-Time Purchase or Investment Property**
- **Excellent Opportunity to Modernise and Personalise**
- **Generous Enclosed Rear Garden**
- **Close to Local Amenities and Great Transport Links**

DESCRIPTION

11 Brynhafod Road is a charming two-bedroom mid-terraced cottage offering deceptively spacious accommodation, a wealth of character and excellent scope for modernisation. Retaining attractive period features, including exposed ceiling beams, the property also benefits from gas fired central heating, double glazing and a generous enclosed rear garden, making it an ideal purchase for first-time buyers, investors or those seeking a home within easy walking distance of Oswestry town centre.

The accommodation comprises a welcoming dining room with exposed beams, leading through to a cosy sitting room and a fitted kitchen with a range of wall and base units and direct access to the rear garden. To the first floor are two bedrooms, including a well-proportioned principal bedroom, together with a family bathroom fitted with a bath, wash hand basin and WC.

OUTSIDE

To the rear, the property enjoys a surprisingly generous, enclosed garden, predominantly laid to lawn with fenced boundaries providing a good degree of privacy. The garden offers excellent potential for landscaping and creates an ideal space for outdoor dining, entertaining or simply enjoying the warmer months. A paved pathway provides convenient access along the length of the garden, whilst mature trees beyond the rear boundary create an attractive backdrop.

LOCATION

The property occupies a convenient position on Brynhafod Road, within easy walking distance of Oswestry town centre. The town offers an excellent range of independent shops, supermarkets, cafés, restaurants and everyday amenities, together with schools, leisure facilities and healthcare services. Oswestry also enjoys excellent road links via the A5, providing access towards Shrewsbury, Wrexham and Chester.

DIRECTIONS

From Halls Estate Agents in Oswestry, proceed along Church Street before turning left onto Castle Street. Continue onto Beatrice Street and at the mini roundabout turn right onto Welsh Walls. Continue ahead before turning left onto Brynhafod Road, where the property will be found after a short distance on the right-hand side.

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SCHOOLING

The property is well placed for a range of well-regarded schools, including Holy Trinity C.E. Primary School and The Marches School. Independent schooling is also available nearby at Oswestry School and Moreton Hall, whilst further educational facilities can be found in Shrewsbury, Wrexham and Chester.

SERVICES

We understand the property benefits from mains water, mains electricity, mains drainage and mains gas central heating.

None of the services have been tested by Halls.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band: A

POSSESSION AND TENURE

Freehold with vacant possession on completion.

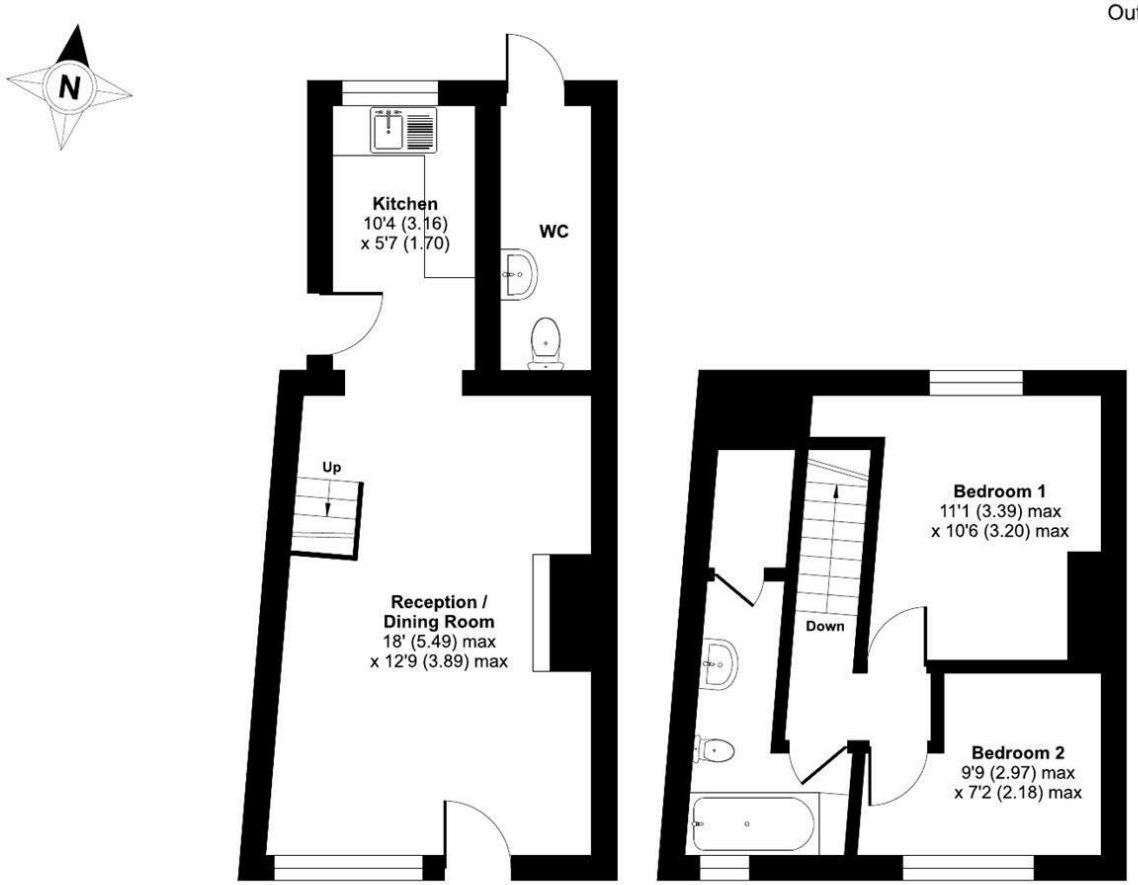
VIEWINGS

Strictly by appointment with the selling agent.

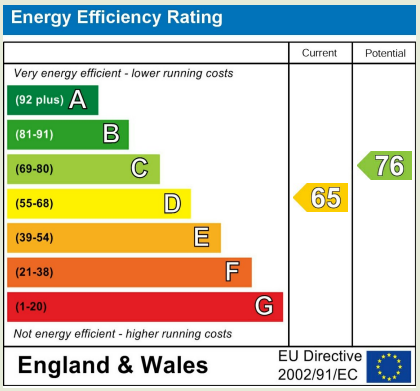
ANTI-MONEY LAUNDERING (AML) CHECKS

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 (plus 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.

Approximate Area = 560 sq ft / 52 sq m
Outbuilding = 37 sq ft / 3.4 sq m
Total = 597 sq ft / 55.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1498969



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

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20 Church Street | Oswestry | Shropshire | SY11 2SP
01691 670320 oswestry@hallsgb.com
www.hallsgb.com

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.