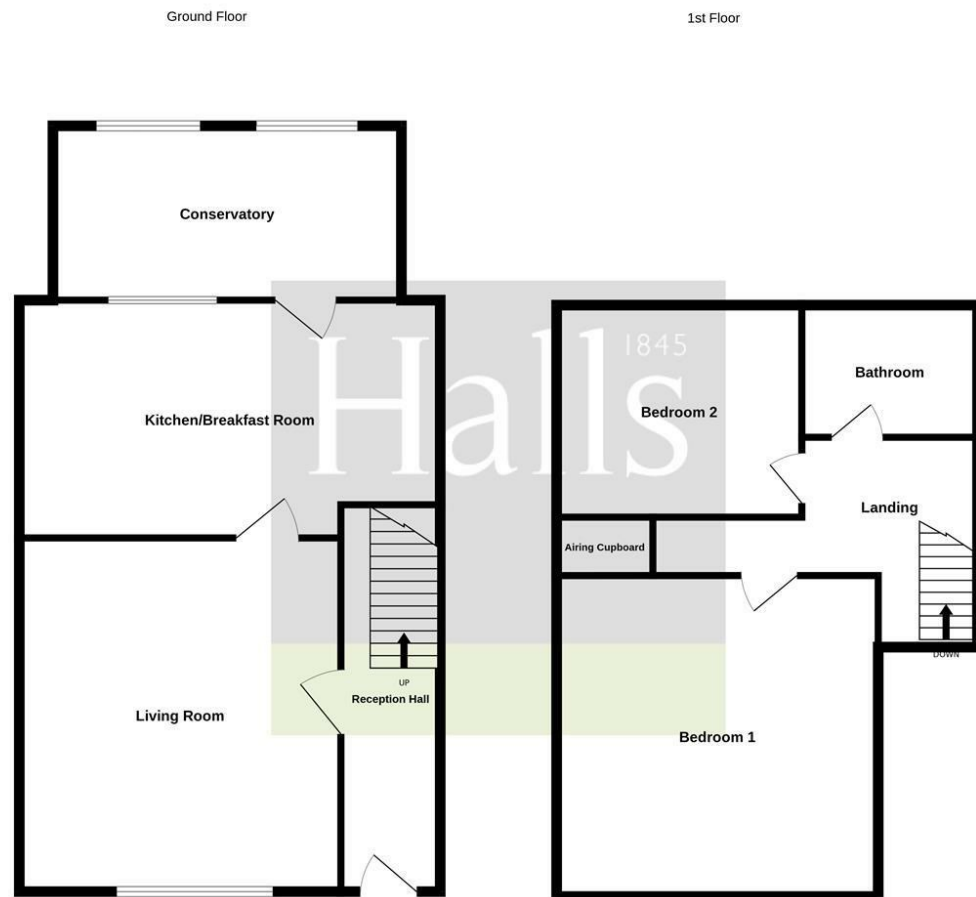


FOR SALE

18 Smale Rise, Oswestry, SY11 2YL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

Auction Guide Price £150,000

18 Smale Rise, Oswestry, SY11 2YL

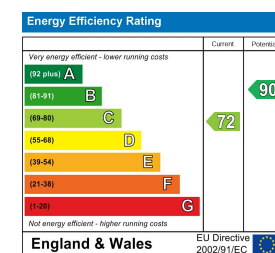
**For Sale by Online Timed Auction – please visit the Halls website to register and bid online or contact Halls Oswestry office for assistance.

A two bedroom semi-detached property in need of modernisation.

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- For Sale By Online Timed Auction
- Excellent Opportunity for Occupiers or Investors
- Enclosed Low Maintenance Rear Garden
- Ample Driveway Parking
- Semi-Detached Two Bedroom Home
- Spacious Living Accommodation

DESCRIPTION

A two-bedroom semi-detached property situated in a popular residential location within Oswestry. The property benefits from a living room, kitchen/dining room, conservatory, two bedrooms and a family bathroom. Externally, there is driveway parking, a detached garage and enclosed rear garden.

Offering scope for cosmetic improvement, this property presents an excellent opportunity for first-time buyers, investors or those seeking a project in a sought-after area. Viewing recommended.

SITUATION

Smale Rise is a sought-after residential area, offering easy access to Oswestry town centre with its range of shops, schools, and amenities, making this a convenient and practical home in a friendly neighbourhood.

OUTSIDE

Externally, the property benefits from a rear garden, perfect for outdoor entertaining or gardening. To the front, there is a section of lawn adjacent to a gravelled driveway providing off-road parking, along with a single garage offering further storage or workshop space.

DIRECTIONS

From Oswestry town centre, proceed along Gobowen Road (A5) and at the roundabout take the exit signposted for the town centre. Continue along Middleton Road before turning left onto Cabin Lane. Follow the road and take the turning into Smale Rise, where the property will be found a short distance along on the left-hand side.

W3W

///boosted.plums.perkily

AUCTION/LEGAL PACK

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the purchaser will be responsible for paying a Buyer's Premium as noted. This is additional to the purchase price and set at 3.5% plus VAT of the "hammer price", subject to a minimum fee of £4,000 plus VAT or if the "hammer price" is £24,999 or less there will be a fixed fee of £2,000 plus VAT.

BUYERS REGISTER

Purchasers interested in bidding for a lot are required to complete a BUYER'S REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

CONDITION OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

SERVICES

We understand that the property benefits from mains water, mains electricity, mains drainage and mains gas central heating. Purchasers should make their own enquiries regarding the availability and suitability of all services.

COUNCIL TAX BAND

Council Tax Band: B

LOCAL AUTHORITY

Shropshire County Council.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.

AUCTION ANTI-MONEY LAUNDERING REQUIREMENTS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives, including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the timed auction, please visit our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation. There is a cost of £30 for this per buyer.

ONLINE TIMED AUCTION

18, Smale Rise will be offered for sale by Unconditional Online Timed Auction, bidding opens at 12 midday on Friday 7th August and closes at 12 midday on Thursday 13th August. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)

The property will be sold subject to the Special Conditions of Sale, which can be requested from Halls, the Auctioneers or the Solicitors at Hibberts Nantwich prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

GUIDE PRICE & RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.