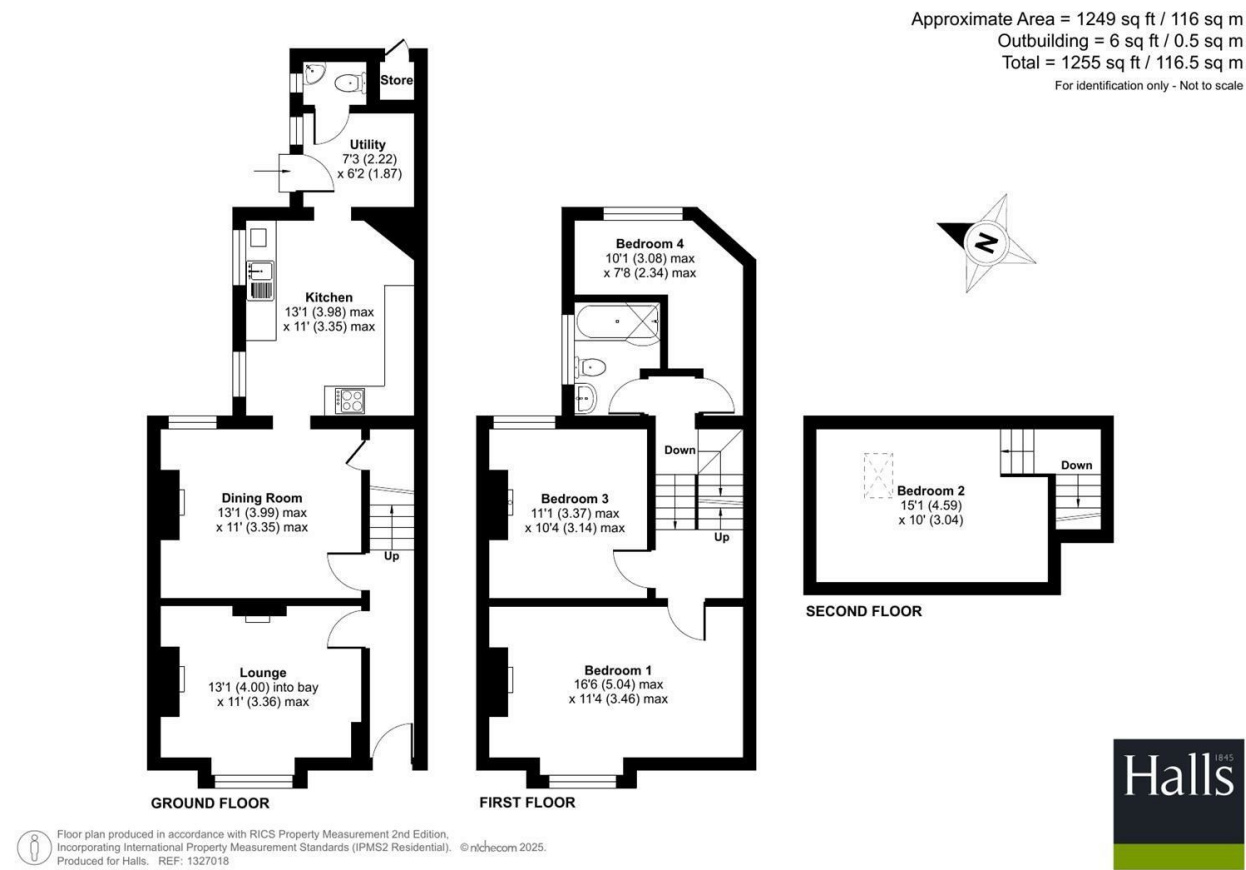


FOR SALE

65 Park Avenue, Oswestry, SY11 1AX



FOR SALE

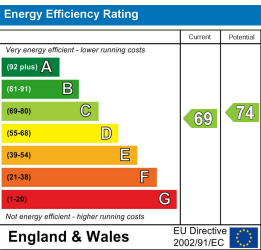
Offers in the region of £259,950

65 Park Avenue, Oswestry, SY11 1AX

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



This spacious and characterful three-bedroom period home, ideally located on the popular Park Avenue in Oswestry. Arranged over three floors and offering two reception rooms, a generous kitchen, and a beautiful, mature garden, this bay-fronted property combines classic charm with fantastic potential in a sought-after town setting.



01691 670320

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



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2 Reception
Room/s


3 Bedroom/s


1 Bath/Shower
Room/s



- Three-bedroom Victorian semi-detached home
- Accommodation across three floors
- Two reception rooms
- Spacious kitchen with utility room
- Mature rear garden with patio and seating areas
- Original features & wooden floors

DESCRIPTION
Halls are delighted with instructions to offer this property on Park Avenue in Oswestry. Positioned on a desirable avenue close to Oswestry town centre, this handsome Victorian-style semi-detached home is full of charm and potential.

The accommodation opens into a welcoming hallway leading to two spacious reception rooms. The front lounge features a large bay window and striking cast-iron fireplace with tiled insets and timber surround. The rear dining room offers additional entertaining space and leads through to the kitchen. The kitchen is a generous size and fitted with a range of wall and base units, dual aspect windows, space for a range cooker and plenty of scope to modernise. A utility area to the rear includes plumbing for appliances and a handy downstairs WC, with access out to the rear garden.

The first floor offers two double bedrooms and a third bedroom/office, all serviced by a family bathroom and separate WC. A further staircase rises to the second floor to a large loft conversion, offering excellent space and flexibility.

OUTSIDE
Outside, the rear garden extends to two distinct patio seating areas, mature trees, lawned sections and planting - providing both privacy and an attractive green backdrop. It's a tranquil space with great potential for keen gardeners, children, or summer entertaining.

This property presents an excellent opportunity for those looking to put their stamp on a period home in a highly convenient Oswestry location.

DIRECTIONS
From Oswestry town centre, head out along Leg Street (B4579). After approximately 0.1 miles, turn left onto Castle Street (B5069). Continue for around 0.2 miles before turning right onto Willow Street (B4579). Take the next left onto Park Avenue. Follow the road for 0.2 miles - The property will be on the left-hand side, identified by our For Sales board.

W3W
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SITUATION
The property is situated in a pleasant residential area on the outskirts of the town of Oswestry. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

SCHOOLING
The area offers excellent educational opportunities, including The Meadows, The Marches School, Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected to the property. None of these have been tested.

TENURE
Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY
We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX
The property is currently banded in Council Tax Band B.

VIEWINGS
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

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 (including 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.

