

Halls 1845

OXTON | WEST STREET

OSWESTRY | SY11 2BS



A charming two-bedroom end-terrace period home boasting exposed beams, parquet flooring, original floorboards and fireplaces, conveniently situated within easy walking distance of Oswestry town centre.

Offers in the region of £179,995

www.hallsgb.com

01691 670320



- Charming Two-Bedroom End-Terrace
- Living Room with Fitted Log Burner
- Period Features
- Enclosed Rear Slabbed Garden
- Edge of Town Location
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer Oxton in Oswestry for sale by private treaty and with the benefit of no onward chain.

A charming two-bedroom end-terrace period home, conveniently situated within a short, level walk of Oswestry town centre. The property retains a wealth of character, with exposed beams, parquet flooring, exposed floorboards and fireplaces.

The accommodation offers a traditional layout, comprising a well-proportioned living room with a log burner, a separate dining room, kitchen and utility room. On the first floor are two generously sized bedrooms and a traditional bathroom.

Externally, the property benefits from a flagged rear garden and a walled forecourt to the front.



SITUATION

Occupying a highly desirable position within the historic north Shropshire market town of Oswestry, the property lies within walking distance of the town centre. Oswestry is the third largest town in the county and, as such, attracts a multitude of visitors and residents looking to enjoy the array of local amenities and attractions. Oswestry is well-served by transport links, particularly so via the A5, which runs alongside the town and allows easy access to the larger centres of Shrewsbury, Wrexham and Chester, with the city of Liverpool being reachable by car in around an hour.

SCHOOLING

The property is conveniently situated for a choice of local schools, including nearby Our Lady and St Oswald's Catholic Primary School, with Holy Trinity Church of England Primary Academy also within easy reach. Secondary education and sixth-form provision are available at The Marches School in Oswestry.

The area is also well served by a selection of sought-after independent schools, including Oswestry School, Moreton Hall School and Ellesmere College, making the location particularly appealing to families seeking a broad choice of educational opportunities.

THE PROPERTY

The property is entered via the front door which opens directly into a welcoming living room, where an inglenook fireplace with a fitted log burner provides an attractive focal point. Exposed ceiling beams, parquet flooring and exposed floorboards enhance the room's period character, whilst a window overlooks the front elevation.



An inner hallway houses the staircase to the first floor and opens into a characterful dining room, featuring an inglenook fireplace with an oak beam above and a quarry-tiled hearth. Recessed shelving and built-in cupboards flank the fireplace, complemented by parquet flooring and exposed ceiling beams.

An archway leads into the kitchen, where the parquet flooring continues and original beams retain the home's traditional charm. Dual-aspect windows provide natural light, whilst a range of fitted base units and wall cupboards is complemented by work surfaces and tiled surrounds. There is space for a cooker with a stainless-steel splashback, together with space and plumbing for a washing machine. A part-glazed wooden door opens into a utility room, with a window and door to the rear garden.

Stairs rise to the first-floor landing, from where doors lead to two well-proportioned bedrooms, both featuring exposed floorboards. Bedroom two also benefits from a decorative cast-iron fireplace and fitted shelving.

The bedrooms are served by a family bathroom comprising a bath with a tiled splashback, a separate shower cubicle, pedestal wash hand basin and WC.

OUTSIDE

To the front, the property is approached through an enclosed forecourt, bounded by a low wall topped with wrought iron railings. To the rear is an enclosed, flagged courtyard garden, providing an ideal setting for outdoor dining and entertaining.

DIRECTIONS

Turn right out of our office on Church Street and continue straight ahead up Church Street until arriving at the traffic lights/crossroads. Turn left onto Victoria Road and proceed taking the first right onto Victoria Street. Continue and take the first right onto West Street where the property will be identified by a Halls for sale board.



SERVICES

We understand that the property has the benefit of electricity, mains water, gas, and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is currently set in Council Tax Band A.

ANTI-MONEY LAUNDERING (AML) CHECKS

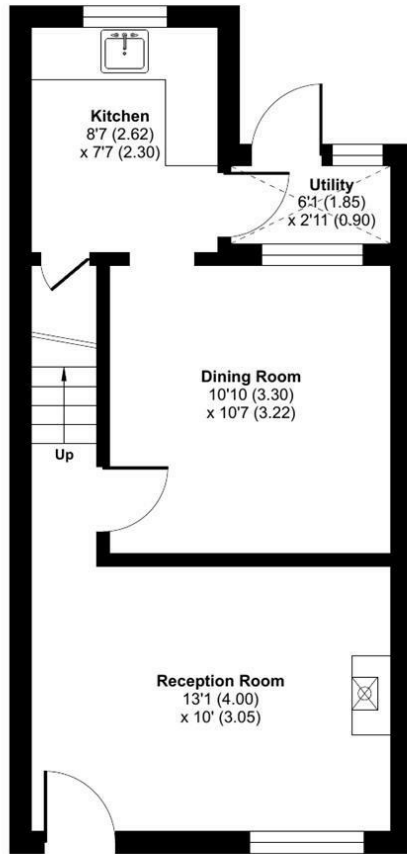
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

VIEWINGS

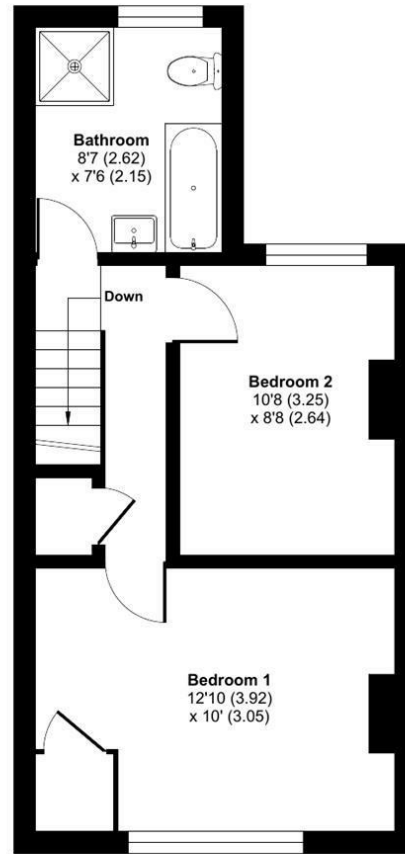
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

Approximate Area = 737 sq ft / 68.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Halls. REF: 1253609

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

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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.

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