47 PARK AVENUE

OSWESTRY | SY11 1AX

A traditional two-bedroom period town centre terrace benefitting from deceptively spacious living accommodation and generous rear gardens, conveniently situated within walking distance of Oswestry's many amenities.

Offers in the region of £219,995

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- **Town Centre Mid Terrace**
- **Two Bedroom Period Property**
- **Loft Conversion**
- **Generous Rear Gardens**
- **No Onward Chain**
- **Convenient Location**

DESCRIPTION

Halls are delighted with instructions to offer 47 Park Avenue, Oswestry for sale by private treaty and with the benefit of no onward chain.

47 Park Avenue is a period town-centre terrace that has been thoughtfully improved to provide over 1,400 sq ft of deceptively spacious accommodation arranged over three floors. The ground floor comprises a sitting room, a separate dining room, a fitted kitchen and a useful utility room. Whilst two generous cellar rooms occupy the lower ground floor. On the first floor are two well-proportioned double bedrooms and a bathroom, while the second floor provides a substantial loft room.

The property is complemented by a generous rear garden which offers excellent potential for enhancement.

SITUATION

The property occupies a convenient, sought-after position on Park Avenue, 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.

SCHOOLING

The property is well placed for a range of well-regarded schools, including Woodside Primary School, 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.

THE PROPERTY

The property is principally accessed through a welcoming entrance hall, where stairs rise to the first floor and a door opens into the impressive living room. This well-proportioned reception room features a bay window and offers ample space for seating.

Beyond the entrance hall lies the dining room, providing an excellent setting for both formal entertaining and relaxed family dining. The adjoining kitchen is fitted with a range of base and wall-mounted units and provides access to a useful utility room. A door from the kitchen leads conveniently to the rear courtyard, while stairs descend to the lower ground floor.

The lower ground floor comprises two substantial Cellar rooms, offering excellent storage and scope for conversion into additional accommodation, subject to obtaining the necessary consents.

Stairs rise from the entrance hall to the first-floor landing, from which doors open into two generously proportioned double bedrooms and the family bathroom.

A further staircase leads to the second floor, where a spacious loft room provides versatile additional accommodation, suitable for a variety of uses.

OUTSIDE

The property is approached from the pavement via a pathway leading to the front entrance, enclosed by low-level walling and a pedestrian gate.

The rear gardens are arranged across two attractive areas, with a private courtyard positioned immediately outside the property. Across the shared walkway lies an enclosed lawned garden, which leads to a paved patio with a pergola, creating an excellent setting for outdoor dining and entertaining.

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DIRECTIONS

From the Halls office on Church Street, proceed towards the town centre and turn left onto Willow Street. Continue along Willow Street before turning left onto Park Avenue. Follow the road, where the property will be found on the left-hand side, identified by our 'For Sale' board.

SERVICES

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

LOCAL AUTHORITY

Shropshire County Council

COUNCIL TAX

Council Tax Band: B

TENURE

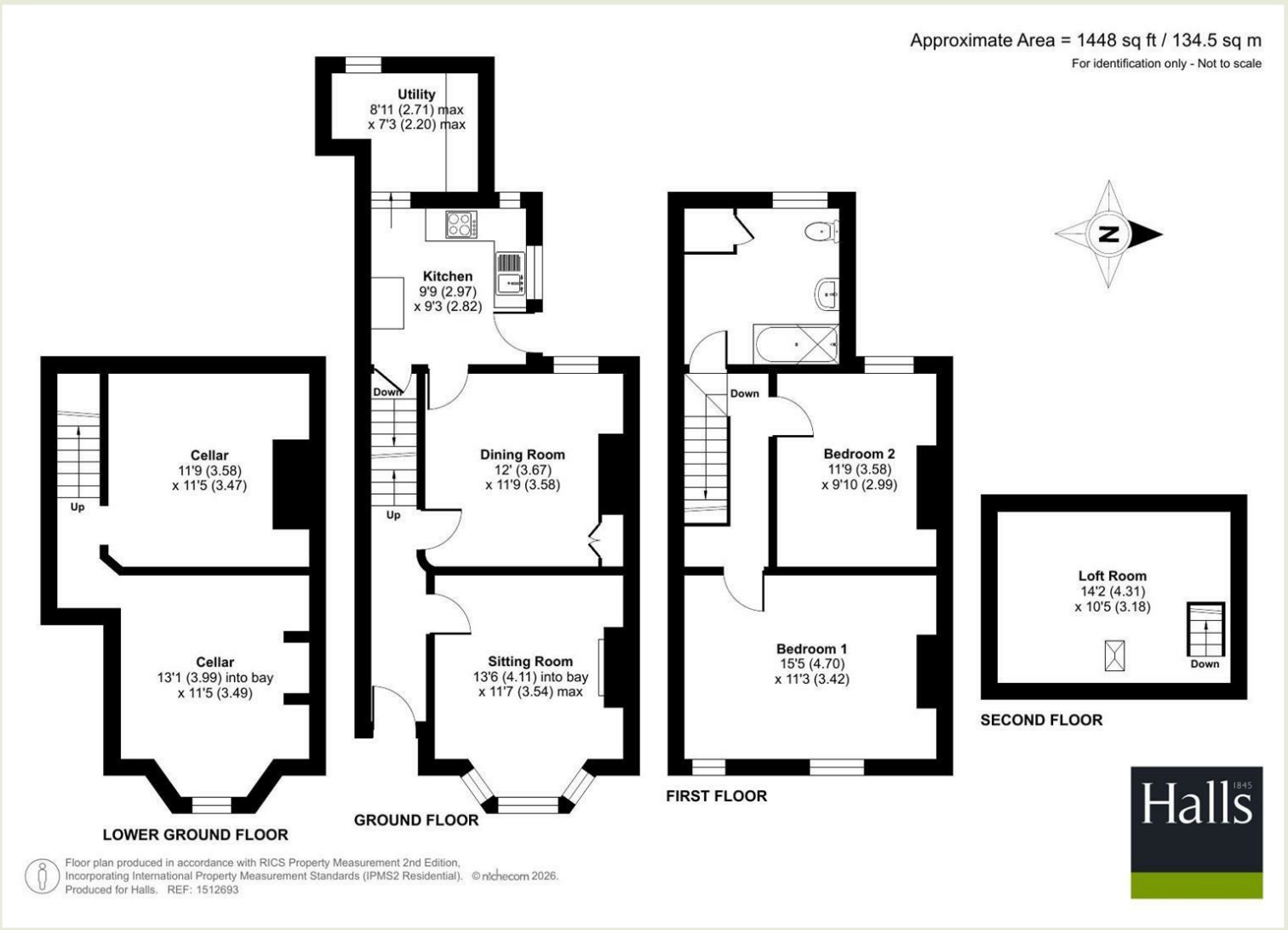
The property will be sold as freehold with vacant possession upon completion.

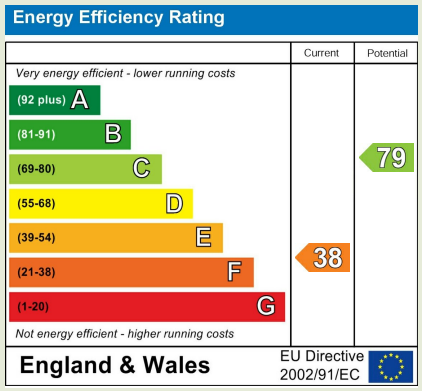
ANTI-MONEY LAUNDERING (AML) CHECKS

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

Strictly by prior appointment through the selling agents, Halls, Oswestry Office.





Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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Halls 1845

OSWESTRY SALES

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