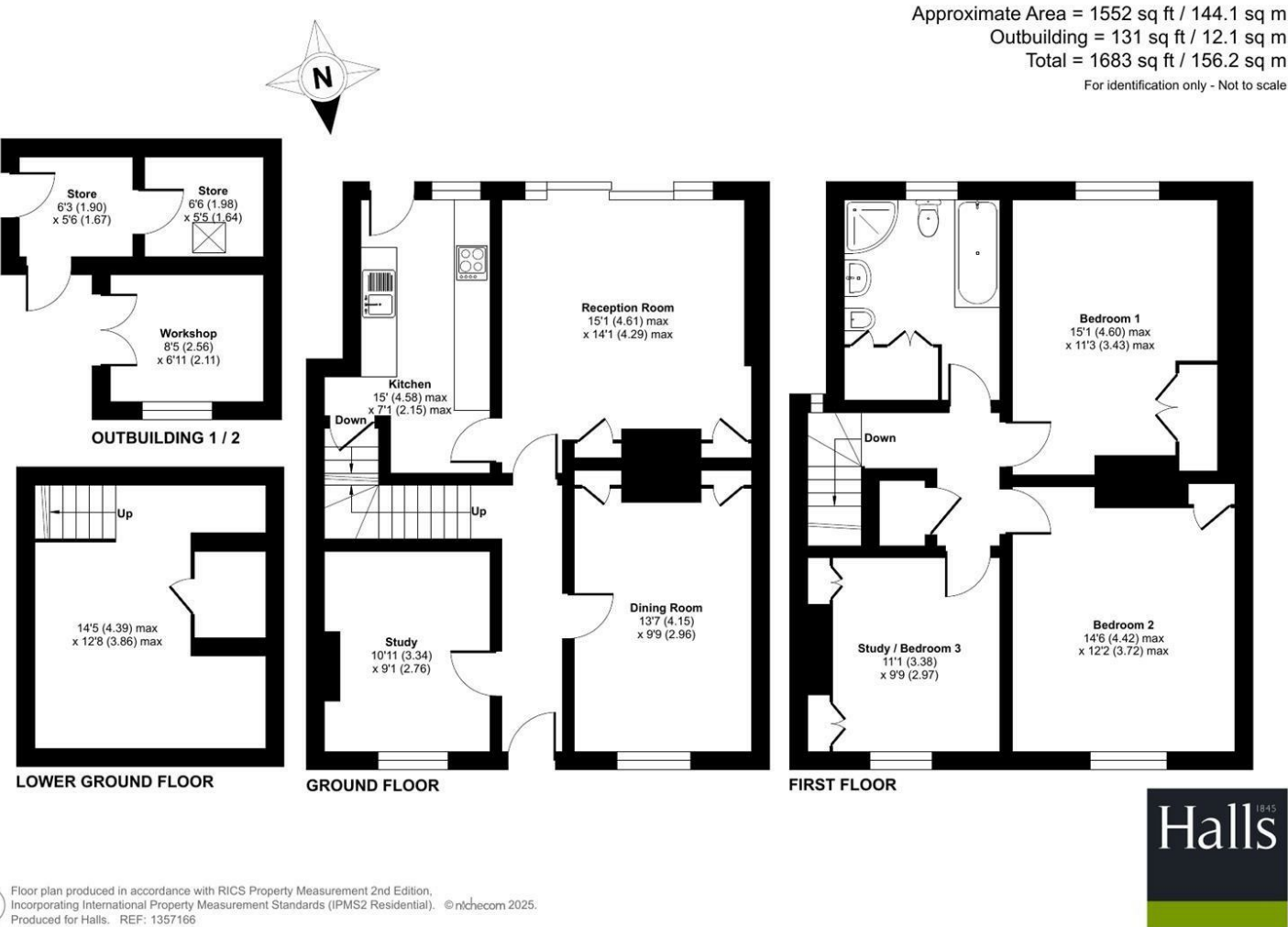


FOR SALE

10 Lower Brook Street, Oswestry, SY11 2HJ



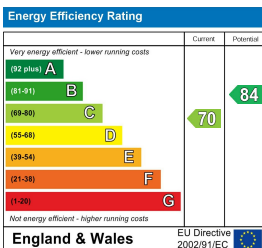
Offers in the region of £295,000

10 Lower Brook Street, Oswestry, SY11 2HJ

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



A charming three bedroom period townhouse in the heart of Oswestry, offering three versatile reception rooms, character features throughout and a private rear courtyard, all within easy walking distance of the town's shops, schools and amenities. Offered to the market with no onward chain.



01691 670320

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



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3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Attractive three bedroom period townhouse in central Oswestry
- Retains charm and character with high ceilings and sash windows
- Private enclosed rear courtyard with useful brick-built outhouses
- Walking distance to shops, schools and local amenities
- Three versatile reception rooms offering living, dining and study options
- No onward chain

DESCRIPTION

10 Lower Brook Street is an attractive period townhouse offering spacious and versatile accommodation set over two floors. The property retains charm and character with sash windows and high ceilings, combined with flexible living space ideal for families or those seeking a home with room to work or entertain.

On the ground floor, the property offers three separate reception rooms, providing options for living, dining and study space, together with a fitted kitchen, well maintained cellar and access to the courtyard garden. The first floor comprises three well-proportioned bedrooms and a family bathroom.

Externally, there is a private enclosed courtyard to the rear, creating a low-maintenance outdoor space perfect for sitting out or entertaining.

GROUPS & GARDENS

The property enjoys a private enclosed courtyard to the rear, offering a low-maintenance outdoor space ideal for seating and entertaining, together with useful brick-built outhouses providing excellent storage or potential for workshop use.

DIRECTIONS

From the Halls office in Oswestry, walk down Church Street and turn left at the traffic lights onto Lower Brook Street. The property will be found shortly on the right-hand side, identified by a Halls for sale board.

W3W

What3Words: ///////////////purely.hiked.fuzz

SCHOOLING

The property is ideally placed for a range of schooling. Local primary options include Our Lady & St Oswald's Catholic Primary (within easy walking distance), Holy Trinity C of E Academy, Woodside Primary and Morda C of E Primary. Secondary education is well catered for by The Marches School, located close by, with St Martins School also within reach. Independent schools in the area include Oswestry School and Moreton Hall, both offering day and boarding facilities.

SERVICES

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

TENURE

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is currently banded in Council Tax Band C.

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.

