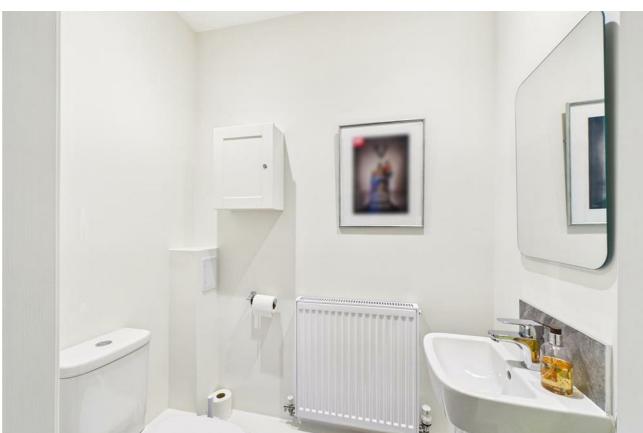






**31 Holbache Road, Oswestry, SY11 1RP**  
**Offers In The Region Of £200,000**

Being offered for sale with no onward chain, this two bedroom semi-detached townhouse is centrally located for easy access into Oswestry town centre within a gated development. In brief the accommodation affords Entrance hall with cloakroom off, fitted kitchen opening into the living/dining room. First floor accommodation having two bedrooms and bathroom all being well maintained and presented to a high standard. Externally there is an allocated parking space for one vehicle, enclosed patio to the rear and side lawn garden.



**LOCATION**

Holbache Court is situated in a prime location in the heart of Oswestry town centre. The gated location offers exceptional security and privacy whilst enjoying the convenience of a central location. Just beyond the gates, the thriving market town offers a superb range of local independent shops, supermarkets, schools and leisure facilities.

**ENTRANCE HALL**

8'5" x 6'5" (2.59 x 1.98)

Through PVC front door, tiled flooring, ceiling light, stairs to first floor and door into;

**CLOAKROOM**

5'1" x 3'2" (1.57 x 0.97)

Fitted with low level WC and wash hand basin. Continuation of tiled flooring, ceiling light and heated towel rail.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM**

11'7" x 19'6" (3.55 x 5.95)

**KITCHEN**

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window overlooking the garden. Integrated oven with induction hob and extractor hood over, integrated fridge/freezer and dish washer. UPVC window to the side and rear elevations overlooking the gardens, tiled flooring and spot lighting.

**DINING AREA**

The dining area is continued from the kitchen with tiled flooring, spot lighting and uPVC door which opens onto the rear garden.

**LIVING ROOM**

Light and airy room with uPVC window to the front, ceiling light, carpet, radiator and built in storage cupboard.

**FIRST FLOOR****LANDING**

8'6" x 11'1" (2.6 x 3.39)

With uPVC window to the front and side elevations, ceiling light and radiator. Doors off to;

**BEDROOM ONE**

11'8" x 11'6" (3.57 x 3.53)

Double room with uPVC window to the rear, ceiling light and radiator.

**BEDROOM TWO**

11'8" x 7'5" (3.57 x 2.28)

The current owners have had fitted units to utilise this room into a home office. UPVC window to the side, radiator and ceiling light.

**BATHROOM**

8'5" x 5'6" (2.59 x 1.69)

Modern white suite comprising panelled bath with shower over, low level WC and wash basin. Part tiled walls, ceiling light and window to the front.

**EXTERNAL**

To the side of the property is a lawned area with pathway and pedestrian access to the front. To the rear is an enclosed patio area.

**PARKING**

There is an allocated parking space for one vehicle, there is visitor bays within the complex.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 19 Mbps & Superfast 2300 Mbps.

Mobile Service: Good outdoor and indoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries. We understand there is an Estate Charge of £380.00 per annum.

**COUNCIL TAX BANDING**

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan  
(not to scale - for identification purposes only)



## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** B

**EPC Rating:** B

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:  
23 Church Street, Oswestry, Shropshire, SY11 2SU  
[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334

**Roger  
Parry  
& Partners**



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.