23 VICTORIA ROAD

OSWESTRY | SHROPSHIRE | SY11 2HT

An attractively presented Victorian townhouse offering spacious well-presented accommodation, including a superb kitchen/dining room, three double bedrooms and two bathrooms, complemented by a generous rear garden.

£1,200 Per Calendar Month

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- **Period Town House**
- **Well Presented**
- **Three Double Bedrooms**
- **Spacious Accommodation**
- **Attractive Rear Gardens**
- **Convenient Location**

DESCRIPTION

An impressive and spacious Victorian townhouse offering beautifully presented accommodation that combines appealing period character with a range of thoughtful contemporary improvements. The accommodation includes a welcoming entrance hall, generous reception rooms and a superb modern kitchen/dining room, together with three double bedrooms and two bathrooms arranged across the upper floors. Large windows provide excellent levels of natural light, creating a bright and welcoming home ideally suited to modern family living.

Outside, there is an attractive enclosed garden providing a pleasant space for outdoor dining, entertaining and relaxation, while the property's convenient position places the amenities of Oswestry town centre within easy reach.

SITUATION

23 Victoria Road occupies a convenient position within a well-established residential area of Oswestry, within easy walking distance of the town centre and its excellent range of shops, cafés, restaurants and everyday amenities. The property is also well placed for local schools, recreational facilities and transport links, with the A5 providing convenient access to Shrewsbury, Chester and the wider region.

SCHOOLING

The property lies within close proximity to a number of well regarded educational facilities, with Oswestry School, one of the earliest founded in England, located around 0.2 miles away; further to this are a wide number of both state and private schools, including Moreton Hall, The Marches School, Ellesmere College, The Meadows Primary, and Packwood Haugh School.

DIRECTIONS

From Halls' Oswestry office, proceed south along Church Street and continue onto Upper Church Street. Turn left onto Victoria Road and continue for a short distance, where No. 23 will be found on the left-hand side.

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THE PROPERTY

The principal entrance opens into a welcoming Reception Hall, from where a staircase rises to the first floor and a further door provides access to the Cellar. The Living Room is a particularly inviting reception space, featuring a bay window to the front elevation.

To the rear of the property is a superb Kitchen/Dining Room, well suited to modern family life and entertaining. It is fitted with a range of matching wall and base units, extensive work surfaces, a central island and a sink unit, together with space for appliances. A wooden floor continues throughout, while french doors open directly onto the rear garden.

The adjoining Utility Room provides further storage, work surfaces, a sink unit and space for appliances, complemented by a traditional quarry-tiled floor and an external door to the side.

A useful ground-floor Cloakroom completes the accommodation at this level.

The first-floor landing benefits from a window to the front and provides access to two generous double bedrooms. Bedroom One overlooks the rear garden and benefits from an En-suite Shower Room, which also houses the wall-mounted gas-fired boiler. Bedroom Two enjoys a front-facing aspect, while a separate Family Bathroom, fitted with a three-piece suite, serves the remaining accommodation.

A further staircase rises to the Second Floor Landing, from where there is access to Bedroom Three and a useful Store Room, offering valuable additional storage space.

OUTSIDE

The property benefits from an enclosed rear garden, predominantly laid to lawn and bordered by timber-panel fencing, with mature trees and established shrubs. A paved pathway leads from the house to a generous patio seating area, ideal for outdoor dining and entertaining.

LOCAL AUTHORITY

Shropshire County Council

COUNCIL TAX

The property is in band 'B' on the Shropshire Council Register.

SERVICES

The property is served by mains water, electric, gas, and drainage.

DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

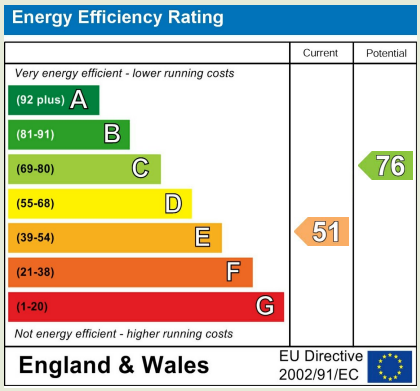
TERMS

The property will be offered on an APT and we anticipate being able to offer occupancy for around 12 months.

Pets to be declared prior to viewing.

VIEWINGS

By appointment through Halls, 20 Church St, Oswestry SY11 2SP.



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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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OSWESTRY LETTINGS

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