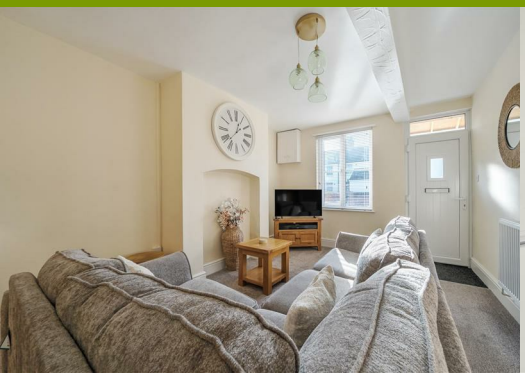


4 CAXTON PLACE | BEATRICE STREET

OSWESTRY | SY11 1QP







A stylishly presented two-bedroom period home with well-proportioned accommodation, a paved courtyard and private off-road parking, conveniently situated within walking distance of Oswestry town centre.

Offers in the region of £144,950





1 2 1 D

- **Traditional Period Terrace**
- **Two Well-Proportioned Bedrooms**
- **Recently Renovated and Stylishly Presented**
- **Low-Maintenance Courtyard**
- **Private Off-Road Parking**
- **Convenient Town Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer 4 Caxton Place in Oswestry for sale by private treaty and with the benefit of no onward chain.

4 Caxton Place is a traditional red-brick period home which has been recently renovated to provide stylishly presented living accommodation arranged over two floors. The ground floor comprises a well-proportioned sitting room and a separate kitchen/breakfast room, whilst the first floor offers two well-proportioned bedrooms, together with a family bathroom.

To the front, a neatly paved courtyard framed by low brick walling provides a pleasant spot for a table and chairs, with private off-road parking on a concrete hardstanding directly in front.

SITUATION

The property occupies a convenient, sought-after position on Beatrice Street, 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 accessed via a front door which opens directly into a well-proportioned reception room, featuring a window overlooking the front elevation and ample space for seating. A door leads through to the kitchen/breakfast room, where work surfaces are arranged around three sides, with a sink and drainer set beneath the front-facing window and a hob to one side.

Stairs rise from the kitchen/breakfast room to a first-floor landing, from which doors lead into two well-proportioned bedrooms, both with windows overlooking the front elevation. The principal bedroom also benefits from a built-in cupboard. Both bedrooms are served by a bathroom comprising a shower enclosure, wash hand basin and WC.





OUTSIDE

To the front, the property benefits from private off-road parking on a concrete hardstanding. A central opening in a low brick wall leads into a paved courtyard, designed for ease of maintenance and offering space for a table and chairs. The courtyard leads to the front entrance, which sits beneath a pitched canopy.

W3W

///dose.starts.hiker

DIRECTIONS

From the Halls office on Church Street, proceed towards Cross Street and follow the road round to the left onto Willow Street. Turn right onto Castle Street and continue along the B5069 onto Beatrice Street, where No. 4 will be found on the right-hand side, just past the butcher's shop.

SERVICES

The property is understood to benefit from mains water, gas, electricity and drainage.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within Council Tax band 'A' on the local authority register.

TENURE

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

ANTI-MONEY LAUNDERING (AML) CHECKS

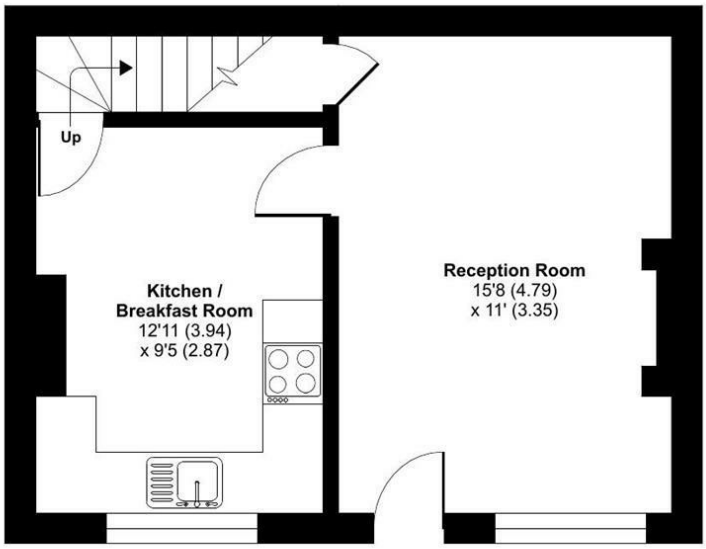
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

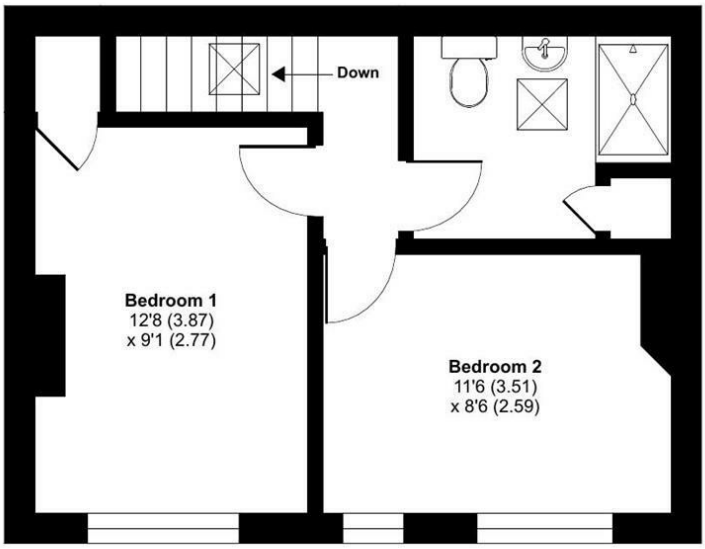
Strictly by prior appointment through the selling agents, Halls, 20 Church Street, Oswestry, SY11 2SP. Telephone: 01691 670320.

Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale

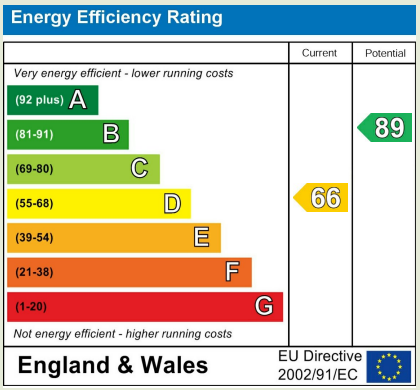


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1549692



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.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

1. 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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. For further information, please contact Halls Holdings Ltd on 01743 450700.