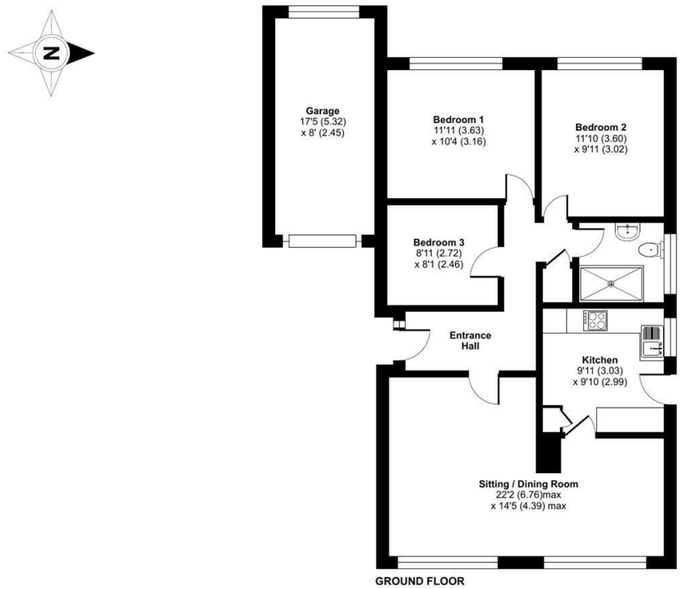
FOR SALE

19 Hampton Rise, Oswestry, SY11 1SU

Approximate Area = 862 sq ft / 80 sq m
Garage = 140 sq ft / 13 sq m
Total = 1002 sq ft / 93 sq m
For identification only - Not to scale

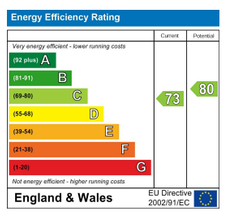


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1433971

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



01691 670320

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

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FOR SALE

Offers in the region of £320,000

19 Hampton Rise, Oswestry, SY11 1SU

A well-proportioned chain free three-bedroom detached bungalow in a sought-after Oswestry location, offering spacious accommodation, a generous plot with front and rear gardens, and excellent potential for modernisation and improvement.

FOR SALE

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Detached Bungalow**
- **Three spacious bedrooms**
- **Driveway, Carport and Garage**
- **Excellent Potential For Modernisation**
- **Generous Plot With Front And Rear Gardens**
- **Prime Oswestry Residential Setting**

DESCRIPTION

19 Hampton Rise is a well-proportioned three-bedroom detached bungalow, situated in a highly desirable residential area of Oswestry, offering excellent potential for modernisation and improvement.

The property is approached via a driveway providing ample off-road parking, together with a carport leading through to a single garage. A pathway leads to the front entrance, opening into a central entrance hall which provides access to the principal accommodation.

The sitting/dining room is a particularly spacious reception area, enjoying a large front-facing window allowing for plenty of natural light and offering an excellent space for both everyday living and entertaining.

The kitchen is fitted with a range of units and provides access to the side of the property, offering scope for reconfiguration or extension, subject to the necessary consents.

The accommodation comprises three bedrooms, including two well-proportioned doubles and a third bedroom which would lend itself well as a home office or guest room. The property is served by a family bathroom.

The property would benefit from a scheme of modernisation, presenting an exciting opportunity for purchasers to create a home tailored to their own tastes.

OUTSIDE

Externally, the bungalow occupies a generous plot with lawned gardens to the front and rear, offering excellent potential for landscaping or extension, subject to planning. The driveway, garage and carport provide excellent parking and storage solutions, further complemented by useful storage sheds.

W3W

What3Words:///brew.tasters.keeps

DIRECTIONS

From Halls Oswestry office, proceed out of town along and up Willow Street, continuing directly onto Mount Road (B4580) and follow this road for approximately 0.8 miles. Turn left into the Hampton Rise development, continue along the road, and follow it around where the property will be found on the left-hand side, identified by our For Sale board.

SITUATION

The property is situated on the popular Hampton Rise development, a well-established and sought-after residential area on the edge of Oswestry town. The location offers a pleasant balance of convenience and accessibility, being within easy reach of the town centre whilst also benefitting from nearby open countryside.

Oswestry provides a wide range of amenities including supermarkets, independent shops, cafés, restaurants and both primary and secondary schooling. The area is well connected via the A5, offering straightforward links to Shrewsbury, Chester and the wider road network, making it an ideal location for commuters as well as those seeking a well-served market town setting.

SCHOOLING

The property is well placed for a range of reputable primary and secondary schools within Oswestry. Nearby primary options include Woodside Primary School and Our Lady & St Oswald's Catholic Primary School, both within convenient reach. Secondary education is provided by The Marches School and Oswestry School, the latter being a well-regarded independent school.

Further educational facilities can be found in the surrounding areas, together with good transport links allowing access to schools in Shrewsbury and Wrexham.

SERVICES

We understand the property benefits from mains water, electricity, gas and drainage.

TENURE

Freehold.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

Council Tax Band: D

VIEWINGS

Strictly by prior appointment through Halls Estate Agents, 20 Church Street Oswestry.

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.