

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £80,000 to £100,000

15 Penybryn Avenue, Whittington,
Oswestry, Shropshire, SY11 4DL

🏠 3 Bedrooms

🚿 2 Bathrooms

15 Penybryn Avenue, Whittington, Oswestry, Shropshire, SY11 4DL



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General Remarks

For sale by Public Auction at 2.00 pm on 19th March 2026 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

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A three bedroom semi detached property situated in this popular residential development in Whittington. The property offers great potential for further improvement and benefits from a generously sized plot, gas fired central heating, uPVC double glazing and off road parking provision.

Location: The property is situated in an established residential development on the fringes of the village of Whittington. This popular village contains a host of historic features including the renowned Castle. Amenities include an excellent Primary School, Village Shop/Post Office, Church, and Public Houses.

The nearby towns of Oswestry and Ellesmere provide a wider range of facilities whilst easy access onto the A5/A483 and A495 provides direct links to the larger towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen offers services to Birmingham and Chester.

Accommodation

The accommodation is accessed via a uPVC door at the side of the property into:

Hall: Radiator, thermostat and doors off to:

Living Room: 17' 0" x 9' 10" (5.18m x 3.00m)
Radiator, TV/telephone points, electric fire and
understairs storage cupboard.

Kitchen: 14' 9" x 10' 1" (4.50m x 3.08m) Fitted
base/eye level wall units with worktops over and
inset stainless steel sink/drain. Space for
cooker, fridge and washing machine. Radiator
and part glazed door to:

Utility: 9' 7" x 5' 9" (2.92m x 1.75m) Worcester
gas fired boiler, quarry tiled flooring and part
glazed door to rear gardens.

Bathroom: 5' 10" x 5' 3" (1.78m x 1.60m) Panel
bath and wash hand basin.

Stairs to first floor landing: Access to loft
space and doors off to:

Bedroom 1: 10' 2" x 9' 11" (3.10m x 3.02m)
Radiator.

Bedroom 2: 9' 11" x 8' 5" (3.01m x 2.56m) plus
5' 6" x 3' 10" (1.68m x 1.16m) Radiator.

Bedroom 3: 10' 0" x 7' 0" (3.04m x 2.13m)
Radiator.





Shower Room: 5' 7" x 5' 2" (1.71m x 1.58m)
Shower cubicle with mixer shower, wash hand basin with vanity unit below and heated towel rail.

W.C.: 3' 10" x 2' 10" (1.17m x 0.87m) Low level flush w.c.

Structural Movement: There appears to be evidence of structural movement at the property. No structural survey has been carried out and interested parties should make their own enquiries as to the rectification works required.

Outside: The property is set within a generously sized plot with front and rear gardens. A gated driveway provides off road parking and access to the roadway at the front.

Tenure: We are informed that the property is freehold, subject to vacant possession on completion.

Services: We are informed that the property has mains gas, water, drainage and electricity connections.

EPC Rating: EPC Rating - Band 'D' (68).

Council Tax Band: Council Tax Band - 'B'.

Local Authority: Shropshire County Council.

Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price, subject to a minimum fee of £3,600 incl. VAT.

Solicitor: Anna Burgess of Robert Mann Solicitors, 16 Salop Road, Oswestry, Shropshire, SY11 2NU. 01691 671926

Directions: From the A5 Oswestry by pass take the A495 signposted to Ellesmere. Continue into the village of Whittington and turn left at the T junction. Take the next turning right and continue up the hill before turning left onto Penybryn Avenue just after the turning for Top Street. Follow the road ahead into the development and the property will be found on the left hand side, as identified by the Auctioneer's For Sale board.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction.

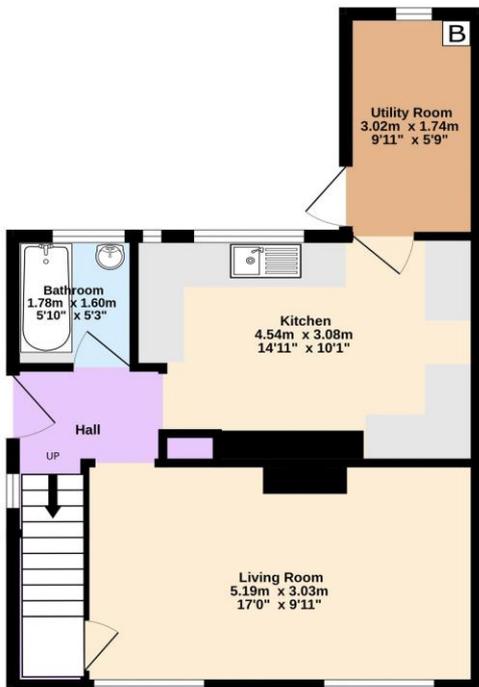


Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

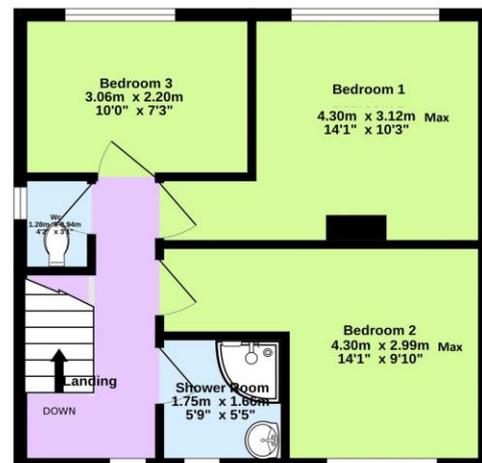
Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

Ground floor
41.6 sq.m. (448 sq.ft.) approx.



1st floor
37.2 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 78.9 sq.m. (849 sq.ft.) approx.
All measurements are approximate & for display purposes only.
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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.