



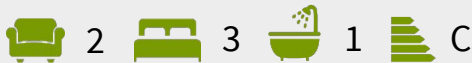
28 CAER ROAD

OSWESTRY | SY11 1EA



A mature three-bedroom, semi-detached family home offering scope for selective modernisation works, boasting ample driveway parking and generous rear gardens, situated in a convenient and popular residential locality on the edge of Oswestry.

Offers in the region of £199,950



- Mature Semi-Detached House
- Three Spacious Bedrooms
- Well-Proportioned Accommodation
- Generous Front and Rear Gardens
- Ample Driveway Parking
- Popular Residential Locality

DESCRIPTION

Halls are delighted with instructions to offer 28 Caer Road in Oswestry for sale by private treaty.

28 Caer Road is a mature three-bedroom semi-detached home offering just under 1,000 sq ft of well-presented accommodation across two floors. The property combines generous living space with a practical layout, making it well suited to family life.

Complemented by generous enclosed rear gardens and ample off-road parking, the property occupies a convenient and popular residential position on the outskirts of Oswestry, well placed for access to local amenities and transport links.



SITUATION

28 Caer Road is situated within a popular residential area on the edge of the historic market town of Oswestry, enjoying a pleasant position with convenient access to a wide range of amenities. The property benefits from a particularly accessible setting, being within easy reach of the town centre, whilst also enjoying nearby open green spaces and countryside walks.

Oswestry provides a comprehensive range of amenities, including Schools, Supermarkets, Restaurants, Public Houses, Leisure Facilities and Independent Shops, together with a vibrant community atmosphere. Excellent transport links are available via the nearby A5, allowing straightforward access to the larger centres of Shrewsbury, Wrexham and Chester, whilst a wealth of scenic walking routes can be found throughout the surrounding Shropshire and Welsh border countryside.

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. There are also a number of state and independent schools, including Moreton Hall, The Marches School, Ellesmere College, The Meadows Primary, and Packwood Haugh School.

THE PROPERTY

The property is principally accessed via an external entrance door opening into the entrance hall, from where stairs rise to the first floor and a door to the right leads into a welcoming reception room. This well-proportioned room benefits from a large window overlooking the front and offers ample space for a variety of seating and furniture arranged around a central fireplace.

The entrance hall continues through to the kitchen, which is fitted with a selection of wall and base units and provides access to a useful ground-floor family bathroom comprising a panelled bath with shower over, WC and wash hand basin. Beyond the kitchen lies a versatile dining room, offering generous space for family dining and entertaining, with double doors opening directly onto the rear garden.



Stairs rise to the first-floor landing, where doors provide access to three comfortably proportioned bedrooms. Bedrooms one and two are both generous double rooms, while bedroom three would be equally well suited as a child's bedroom, nursery or home office. The first-floor accommodation is completed by a useful WC.

OUTSIDE

The property is approached through a gated entrance onto a generous tarmac driveway, providing ample off-road parking. A low stone boundary wall fronts the property, with an attractive raised lawned garden featuring established hedging and ornamental shrubs.

A pathway leads around the side of the property to the enclosed rear garden, which enjoys a good degree of privacy courtesy of mature hedging. The garden is principally laid to lawn, complemented by a paved seating area, established planting and raised borders. A further brick-paved terrace immediately adjoins the rear of the house, providing a pleasant space for outdoor seating and relaxation, with French doors offering direct access from the property.

W3W

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DIRECTIONS

From the Oswestry office, proceed along Church Street, which turns left and becomes Willow Street. Turn right onto Castle Street and then left onto Castlefields. Continue before turning left onto Albert Road and then right onto Caer Road. Number 28 will be found on the left-hand side.

SERVICES

We understand that the property has the benefits of mains water, gas, electricity and drainage.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band ' B ' on the Shropshire Council 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

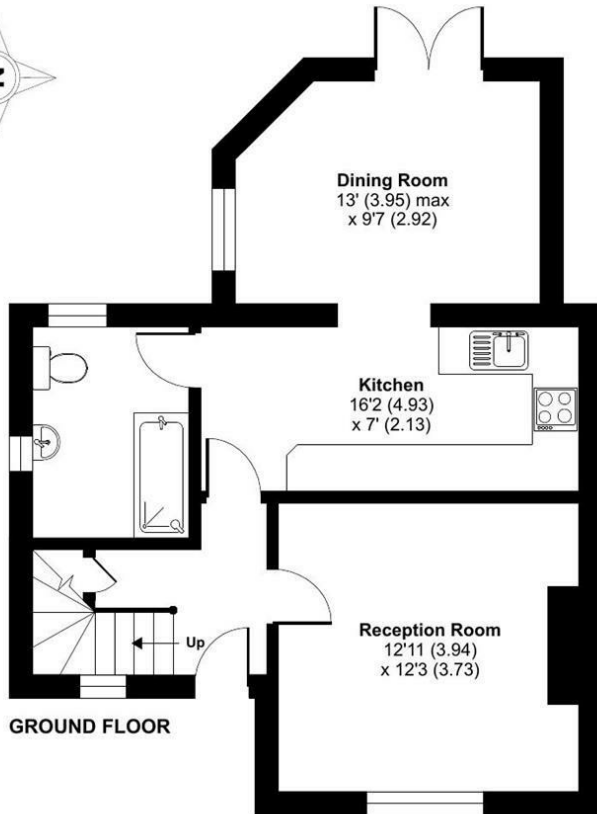
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

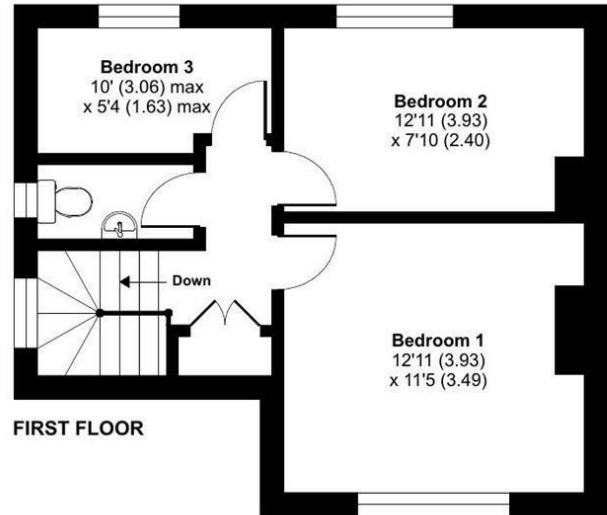
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

Approximate Area = 951 sq ft / 88.3 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). © nñcheom 2026. Produced for Halls. REF: 1525435

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

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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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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.

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