

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £320,000

🛏 3 Bedrooms 🚿 1 Bathroom & 1 En Suite

41 Willow Street, Oswestry,
Shropshire, SY11 1AQ

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General Remarks

A substantial Grade II listed property located centrally within the market town of Oswestry. To the front of the property on the ground floor is a commercial shop premises while across the first floor is a spacious apartment which retains a wealth of characterful features. Parts of the property are thought to date from the 15th Century and the current owners have done all they can to retain and enhance these features. There is also an additional workshop/garage at the rear which offers great potential and the property would be ideal for those buyers looking for a property in which they can both live and work. Internal inspection is essential in order to fully appreciate this most individual addition to the sales market.

Location: The property is centrally located in the historic centre of the busy market town of Oswestry, close to towns selection of shops, restaurants, public houses and other amenities. The property fronts directly onto B4580, the main route through the town centre, with the main pedestrianised shopping areas also in close proximity. The



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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.

renowned Cae Glas Park is close at hand whilst the town is surrounded by picturesque countryside which is easily accessible. A number of renowned public and private schools are also based within the town. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Chester and Birmingham. The town has an excellent bus service.

Accommodation

A part glazed door leads off Willow Street into:

Shop Premises:

Front Sales Space: 20' 4" x 15' 10" (6.19m x 4.82m)

Original moulded beams thought to date from late 14th/early 15th Century. Large display window onto Willow Street, exposed brickwork, access to cellar (which is under front sales space) and door through to:

Studio/Display Room: 21' 10" x 12' 5" (6.65m x 3.78m) Exposed original panelling thought to date from the 17th Century, original window shutters, three radiators, beams to ceiling and door to:

Stairwell: Door to side passageway, stairs to first floor and door to:

Utility Room: 7' 9" x 4' 8" (2.37m x 1.41m) Baxi gas fired boiler, space and plumbing for washing machine, radiator, vinyl flooring and door to:

Bathroom: 10' 9" x 6' 8" (3.28m x 2.04m) Suite comprising roll top bath, large walk in shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Exposed beams, vinyls flooring, part tiled walls and heated towel rail.

Stairs to first floor: Opening into:

Landing: 18' 10" x 8' 3" (5.73m x 2.51m) Original floorboards, exposed beams, radiator and opening into:

Living/Dining Room: 23' 6" x 17' 10" (7.16m x 5.44m) Gas fireplace with cast iron/tiled surround, two radiators, tv point, original floorboards, exposed beams and opening into:

Kitchen/Breakfast Room: 15' 9" x 8' 1" (4.79m x 2.46m) Fitted base and eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven with 4 burner gas hob over, space for fridge and freezer and original floorboards to breakfast area.

Former Bedroom: 13' 4" x 6' 8" (4.07m x 2.02m) Accessed off landing with exposed beams, radiator and door to:

Bedroom 1: 26' 5" x 15' 0" (8.04m x 4.56m) (max) Cast iron feature fireplace, original floorboards, exposed beams, three radiators, tv point and loft space providing storage.

Bedroom 2: 16' 2" x 9' 7" (4.94m x 2.93m) Radiator, original floorboards, exposed beams, radiator and door to:

En-suite: 4' 4" x 3' 5" (1.33m x 1.03m) Wash hand basin with vanity unit below and concealed flush w.c.

Workshop: 14' 9" x 10' 1" (4.49m x 3.07m) Externally accessed via a door from the passageway and opening into:

Garage: 14' 5" x 11' 7" (4.39m x 3.53m) Large door to passageway. Provides garage space to









store hatchback type of car. Lighting and power facilities laid on.

Outside: At the side of the property there are double timber doors leading onto Willow Street. A wide pathway leads along the side of the property giving access to the side entrance door and garage/workshop. The adjacent property, 37-39 Willow Street (GHP Legal Solicitors), have right of way over this pathway.

Agent's Note: Depending on the requirements of the purchaser, the area currently comprising

Bedroom 1, the workshop and the garage is on a separate title and could be returned to a separate property altogether to be retained by the vendors or sold separately.

Grade II Listing Information: House, now shop. Late C15 or C16, re-modelled 1707 (datestone) and re-faced late C19 with later additions and alterations. Late C19 red brick encasing and partly replacing timber frame, slate roof. Street frontage originally jettied with long range running at right- angles to rear. 2 storeys

with coped parapet; 2-window front, 4-paned sash to left and C20 casement to right; late C19 shop front altered C20 with arched passageway to left. Long range to rear has outer walls clad or re-built in late C19 red brick but has prominent brick ridge stack, exposed wall-plate and sagging roof line. Datestone FE between first-floor windows to front. Interior: inspection 1707 not-possible at time of re-survey (August 1985) but noted as having richly moulded bressumer of former jetty to front continued in passageway to left; C17 square oak panelling to back wall of present shop.

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

Services: We are informed the property is connected to mains gas, electricity, water and drainage supplies.

Local Authority: Shropshire County Council.

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to present) £6,300. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. Small Business Rates Relief is likely to be available to occupiers if this premises is the only property which their business uses.

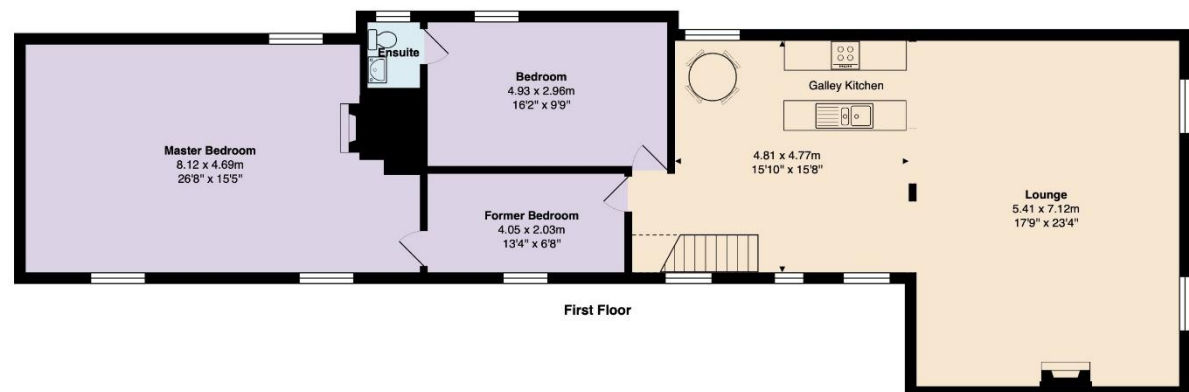
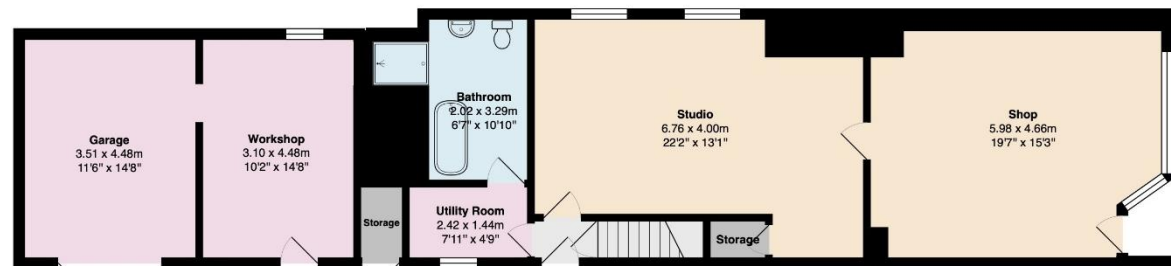
EPC Rating: EPC Rating - Band 'C' (70).

What Three Words Location:

<https://what3words.com/direct.speeded.releases>



41, Willow Street, Oswestry, SY11 1AQ



Total Area: 232.0 m² ... 2497 ft²
All measurements are approximate and for display purposes only

