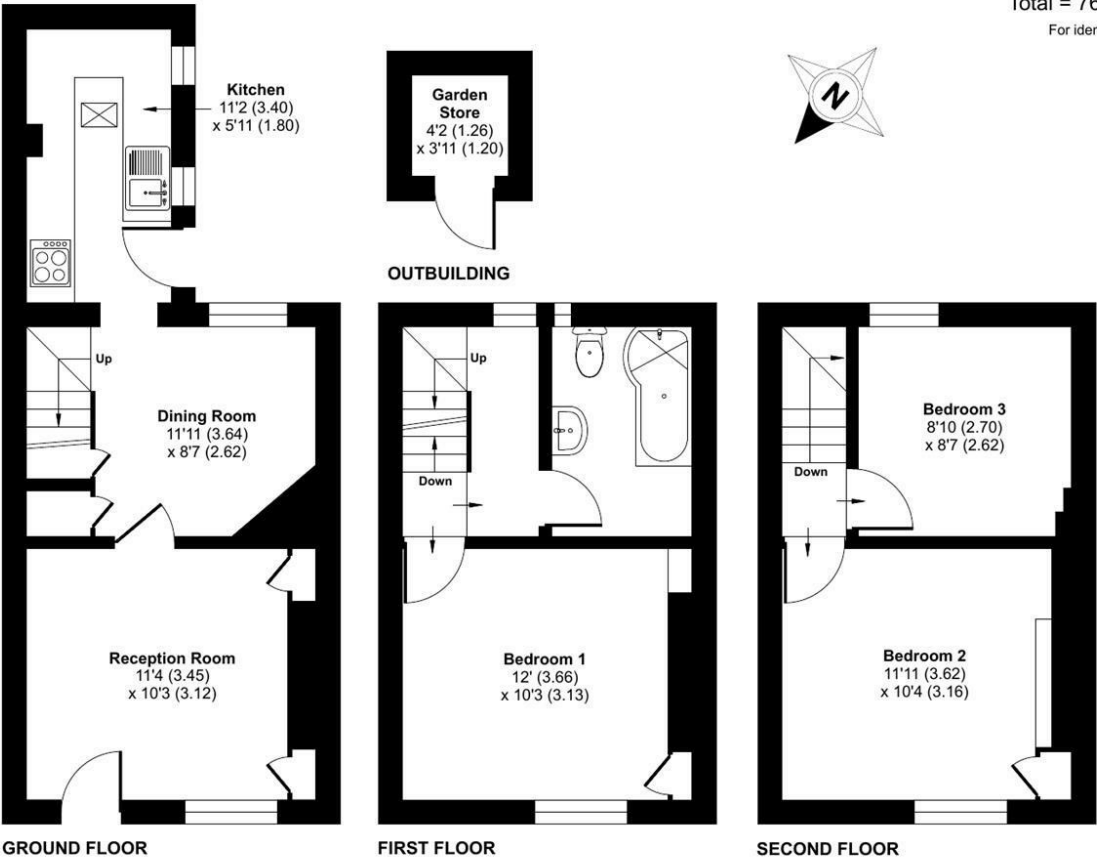


FOR SALE

105 Willow Street, Oswestry, Shropshire, SY11 1AJ

Halls

Approximate Area = 753 sq ft / 69.9 sq m
Outbuilding = 16 sq ft / 1.5 sq m
Total = 769 sq ft / 71.4 sq m
For identification only - Not to scale



FOR SALE

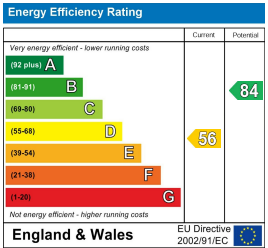
Guide Price £160,000

105 Willow Street, Oswestry, Shropshire, SY11 1AJ

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



A well-presented three-bedroom, mid-terrace home offering flexible accommodation arranged over three floors, ideally located within walking distance of Oswestry town centre. The property features two reception rooms, a fitted kitchen, low-maintenance rear courtyard and the benefit of two resident parking permits, making it an excellent opportunity for both owner-occupiers and investors alike.

Halls

01691 670320

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



OnTheMarket.com



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01691 670320

Town Centre Location



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Two reception rooms offering flexible living and home working space
- Well-presented three-bedroom mid-terrace home arranged over three floors
- Successful buy-to-let history, also well suited to owner occupation
- Two resident parking permits
- Low-maintenance rear courtyard with useful outhouse

DESCRIPTION

A well presented three bedroom mid-terrace home offering well balanced accommodation arranged over three floors, ideally positioned within walking distance of Oswestry town centre.

The ground floor provides two reception rooms, comprising a front reception room suitable for living or home working, together with a separate dining room that leads through to a fitted kitchen. The layout offers excellent flexibility for modern day living and entertaining.

To the first floor is a generous principal bedroom together with a family bathroom, while the second floor provides two further bedrooms, making the property ideal for families, professional couples or those seeking adaptable space.

Externally, the property benefits from a low-maintenance rear courtyard, ideal for outdoor seating or potted planting. The property also benefits from two resident parking permits, a valuable feature for this central location.

Occupying a convenient and popular position close to local shops, schools and transport links, this property represents an excellent opportunity for owner-occupiers or investors alike.

OUTSIDE

To the rear of the property is a small, low-maintenance courtyard, providing an ideal space for outdoor seating or potted plants. There is also a useful outhouse, offering additional storage for bikes, bins or garden equipment.

DIRECTIONS

From Halls, 20 Church Street, proceed on foot turning left and continue along Church Street. Continue straight ahead as the road becomes Willow Street, passing Cae Glas Park on your left. Continue along Willow Street and number 105 will be found on the left-hand side, clearly identified by its house number.

W3W

What3Words:///recruited.intricate.export

SITUATION

The property occupies a convenient position on Willow Street, within easy walking distance of the town centre of Oswestry. A wide range of shops, cafés, restaurants and leisure facilities are readily accessible, together with supermarkets and healthcare services. The nearby Cae Glas Park provides pleasant green space, while the town also benefits from good schooling, regular bus services and straightforward access to the A5, linking to Shrewsbury, Wrexham and the wider region.

SCHOOLING

Oswestry offers a good range of primary and secondary education, making the property well suited to families. Local primary schools include Cabin Lane Primary School and Woodside Primary School, while secondary education is available at The Marches School. A selection of independent schools can also be found within reasonable commuting distance, including Oswestry School, providing further choice for families.

SERVICES

The property is understood to be connected to all mains services, including mains water, drainage, gas and electricity.

TENURE

The property is understood to be Freehold.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX

The property is understood to be in Council Tax Band A.

VIEWINGS

Viewings are strictly by appointment through Halls, 20 Church Street, Oswestry, telephone 01691 670320.

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 (including 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.