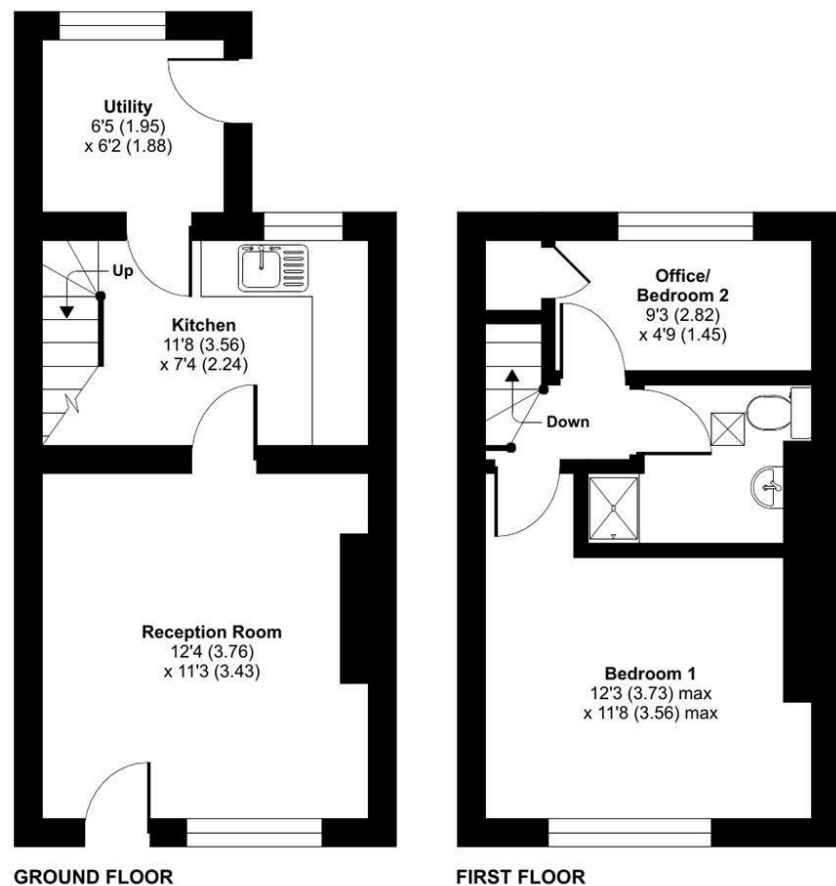


FOR SALE

42 Upper Church Street, Oswestry, SY11 2AE

Halls 1845

Approximate Area = 529 sq ft / 49.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1429529



FOR SALE

Auction Guide Price £70,000

42 Upper Church Street, Oswestry, SY11 2AE

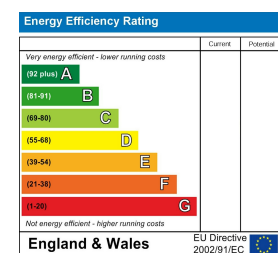
***FOR SALE BY PUBLIC AUCTION - FRIDAY 1ST MAY 2026*
AUCTION GUIDE PRICE: £70,000 - £80,000***

A charming two-bedroom mid-terraced property situated in a convenient town centre location within walking distance of Oswestry's shops and amenities. The accommodation comprises a characterful reception room with stove, fitted kitchen with utility area, two bedrooms and a bathroom. Externally the property benefits from a small enclosed courtyard garden to the rear. Offering approximately 529 sq ft of accommodation, the property would make an ideal first-time purchase, investment opportunity or town centre home.



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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null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s



- Mid-terraced town property
- Two bedrooms
- Character features including exposed beams
- Kitchen with utility area
- First-floor bathroom
- Enclosed courtyard garden
- Walking distance to Oswestry town centre
- Ideal first-time buyer or investment opportunity

DESCRIPTION

42 Upper Church Street is a charming two-bedroom mid-terraced property situated within easy walking distance of Oswestry town centre. The property offers characterful accommodation including exposed ceiling beams, a reception room with stove, kitchen with utility area, two bedrooms and a bathroom, together with a small enclosed courtyard garden to the rear.

The property would make an excellent first-time purchase, investment property or town centre bolt-hole, benefiting from its convenient location close to shops, amenities and transport links.

The property is entered through a front door leading directly into the reception room, a comfortable living space featuring attractive exposed ceiling beams and a recessed fireplace with a stove creating a focal point to the room. A front-facing window provides natural light and the room offers space for seating and everyday living.

To the rear of the property is the kitchen, fitted with a range of base and wall units with work surfaces and space for appliances. The kitchen provides access to the staircase rising to the first floor and leads through to the useful utility area, offering additional storage and external access.

The first-floor accommodation comprises:
 Bedroom One – A well-proportioned principal bedroom positioned to the front of the property.
 Bedroom Two / Office – A smaller second room suitable as a bedroom, home office or dressing room.

The accommodation is complemented by a bathroom, fitted with a suite comprising bath with shower over, WC and wash hand basin.

SITUATION

The property enjoys a convenient position on Upper Church Street within walking distance of Oswestry town centre, which provides a range of independent shops, supermarkets, cafes, restaurants and leisure facilities. The town also offers good road links to Shrewsbury, Wrexham and the wider regional road network.

OUTSIDE

To the rear of the property there is a small enclosed courtyard garden, offering a private outdoor space with scope for improvement and landscaping.

DIRECTIONS

From the centre of Oswestry proceed along Church Street heading towards Upper Brook Street. Continue along this road and take the turning into Upper Church Street, where the property will be found after a short distance on the left-hand side.

SERVICES

We understand that the property has the benefit of mains water, drainage and electricity. The property is not connected to mains gas.

W3W

TENURE

We understand the property is freehold, subject to confirmation by the purchaser's solicitor.

COUNCIL TAX

Council Tax Band; A

LOCAL AUTHORITY

Local authority: Shropshire Council
 General enquiries: 0345 678 9000

SCHOOLING

The property is well placed for a range of local schooling. Our Lady & St Oswald's Catholic Primary School and Oswestry Church of England Primary School are both within comfortable walking distance, while The Marches School provides well-regarded secondary education in the town. Oswestry is also home to the highly regarded Oswestry School, an independent co-educational school offering education from nursery through to sixth form. Further educational facilities can be found in the nearby towns of Shrewsbury and Wrexham.

ANTI-MONEY LAUNDERING

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.

VIEWINGS

Strictly by appointment through Halls Estate Agents, Oswestry Office.

Bidding on Behalf of Another Party (Third Party Bi

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid and signed letter of authority from the Ultimate Purchaser authorising them to bid on their behalf. In addition, the Auctioneers must have completed full identification and verification checks, in accordance with applicable anti-money laundering regulations, on the Ultimate Purchaser prior to the auction. The individual attending and bidding at the auction must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.