



34 PRINCE STREET  
OSWESTRY | SY11 1LD



A traditional two-bedroom mid-terraced property situated within walking distance of Oswestry town centre, offering two reception rooms, an enclosed rear garden and excellent potential for further modernisation. Ideal for first-time buyers or investors.

Guide Price £135,000



- Two bedroom mid-terraced property
- Walking distance to Oswestry town centre
- Two reception rooms with open archway layout
- Enclosed rear garden with useful sheds
- Ideal first-time buyer or investment opportunity
- Scope for further modernisation and improvement

## DESCRIPTION

34 Prince Street is a traditional two-bedroom mid-terraced property situated within convenient walking distance of Oswestry town centre. The property offers well-proportioned accommodation arranged over two floors together with an enclosed rear garden and represents an excellent opportunity for first-time buyers, investors or those seeking a property with potential for further modernisation and improvement.

The property retains character typical of a home of this period, including a traditional brick façade and internal features, while offering a practical layout suitable for modern living.



The property is approached over a small enclosed courtyard and is entered through a front door leading directly into the reception room, a comfortable living space positioned to the front of the property and enjoying natural light from the front-facing window as well as a character fireplace. This provides an ideal space for everyday living.

Positioned to the rear and open through a wide archway is the dining room, offering a versatile space for dining or additional living accommodation. The room features exposed wooden flooring, with a window overlooking the rear of the property and access to the staircase rising to the first floor.

Located beyond is the kitchen, which is fitted with a range of base and wall units with work surfaces and space for appliances. A door provides access to the rear courtyard garden.

To the first floor the property offers two bedrooms, including a well-proportioned principal bedroom positioned to the front of the property with feature Victorian fireplace. There is a second bedroom to the rear which could also be utilised as a home office or guest room. The accommodation is complemented by a family bathroom fitted with a suite comprising bath with shower over and glass screen, wash hand basin and WC.

## OUTSIDE

Externally, the property benefits from a long enclosed courtyard-style garden to the rear providing a low-maintenance outdoor space together with two useful storage sheds and rear pedestrian access. It may be possible to convert to access for a small vehicle (STPP).



## SITUATION

The property is conveniently situated within walking distance of Oswestry town centre, which offers a wide range of amenities including independent shops, supermarkets, cafés, restaurants and leisure facilities. The area also benefits from good road connections to Shrewsbury, Wrexham and Chester together with access to the surrounding Shropshire and North Wales countryside.

## SCHOOLS

There are a number of well-regarded schools nearby including The Meadows Primary School and Woodside Primary School, together with The Marches School providing secondary education within the town.

## SERVICES

Mains water, electricity, drainage and gas are understood to be connected.

## POSSESSION AND TENURE

Freehold with vacant possession on completion.

## LOCAL AUTHORITY

Shropshire Council.



## TAX BAND

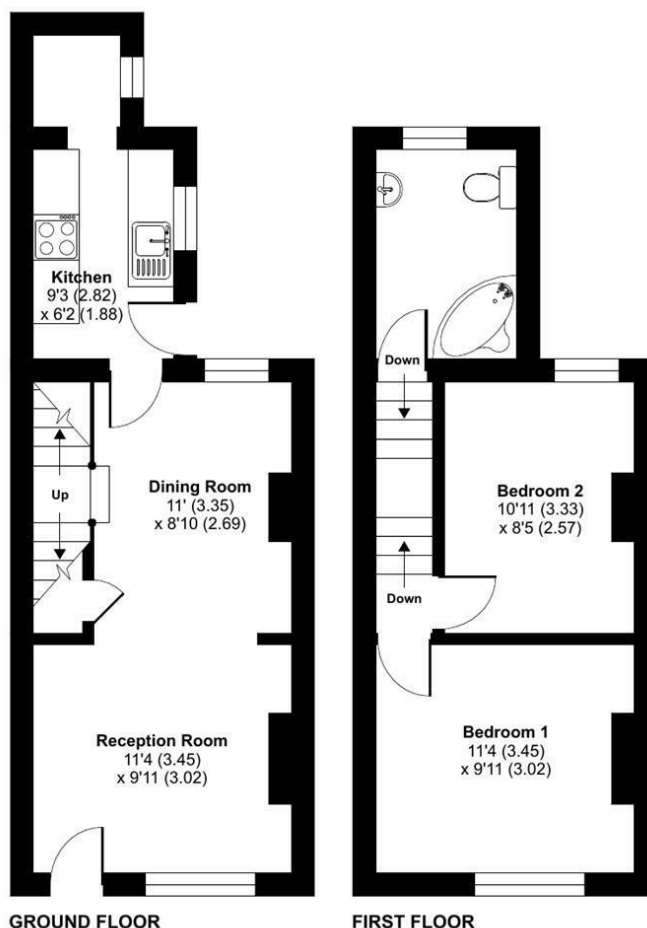
Band A.

## 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 (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.

Approximate Area = 632 sq ft / 58.7 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). © nitchcom 2026. Produced for Halls. REF: 1429718



#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 67      | 79        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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#### Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

**Do you require compliance advice?** We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



#### OSWESTRY SALES

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