

Halls ¹⁸⁴⁵



19 UPPER BROOK STREET

OSWESTRY | SHROPSHIRE | SY11 2TB



A charming two-bedroom mid-terrace cottage offering accommodation arranged over three floors, complemented by a lawned garden and sitting area; conveniently situated within easy walking distance of Oswestry town centre.

£775 Per Calendar Month



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- Mid Terrace
- Two Bedroom
- Rear Garden
- On Street Parking
- Close to Amenities
- Town Centre Location

DESCRIPTION

A charming two-bedroom mid-terrace cottage offering well-proportioned accommodation arranged over three floors, complemented by an attractive garden and a convenient position within easy walking distance of Oswestry town centre.

The accommodation includes two generous double bedrooms situated across the upper floors, together with a first-floor shower room. Outside, the lawned garden and sitting area provide a pleasant setting for outdoor dining and relaxation, adding to the appeal of this conveniently located home.

SITUATION

19 Upper Brook Street occupies a convenient position within a well-established residential area of Oswestry, within easy walking distance of the town centre and its excellent range of shops, cafés, restaurants and everyday amenities. The property is also well placed for local schools, recreational facilities and transport links, with the A5 providing convenient access to Shrewsbury, Chester and the wider region.



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; further to this are a wide number of both state and private schools, including Moreton Hall, The Marches School, Ellesmere College, The Meadows Primary, and Packwood Haugh School.

DIRECTIONS

From the centre of Oswestry, proceed past the Church on Church Street with the Wynnstay Hotel on the left hand side, turn right at the traffic lights. Proceed and the property will be viewed to the right hand side.

W3W

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THE PROPERTY

The principal entrance opens into an inviting living room, featuring a window to the front elevation and a fireplace with a slate hearth, providing an attractive focal point.

To the rear, the kitchen is fitted with a comprehensive range of units offering ample cupboard and drawer storage, complemented by work surfaces and tiled splashbacks. The fittings include a four-ring hob, oven and sink unit, while a window overlooks the rear garden and patio. An external door provides direct access to the garden, and a staircase rises to the first floor.



The first floor landing benefits from a rear-facing window and provides access to both bedroom one and the family Shower Room. Bedroom one is a well-proportioned double bedroom overlooking the front of the property, with an airing cupboard housing the hot water tank, whilst the shower room is fitted with a white three-piece suite comprising a WC, wash hand basin and shower, complemented by tiled walls and flooring and a heated towel rail.

A further staircase rises to the second-floor landing, where the gas-fired boiler is situated. Bedroom two is a generously proportioned room enjoying natural light from dormer windows to the front and rear elevations, with characterful sloping ceilings resulting in some restricted headroom.

GARDEN

The property is complemented by a rear garden, predominantly laid to lawn, with an outdoor sitting area providing space for relaxing and dining. We understand that a pedestrian right of way crosses the garden, providing access to neighbouring properties.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is in band 'A' on the Shropshire Council Register.

SERVICES

The property is served by mains water, electric, gas, and drainage.



HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

TERMS

The property will be offered on an APT.

Pets to be declared prior to viewing.

VIEWINGS

By appointment through Halls, 20 Church St, Oswestry SY11 2SP.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(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 LETTINGS

20 Church Street | Oswestry | Shropshire | SY11 2SP

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➡ www.halls.gb.com



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