

Halls ¹⁸⁴⁵

39 VICTORIA STREET
OSWESTRY | SY11 2BW



A stylishly presented two-bedroom period home with generous rear gardens and a substantial rear outbuilding offering potential for residential conversion, subject to the necessary consents, conveniently situated within walking distance of Oswestry town centre.

Offers in the region of £225,000



- Traditional Period Terrace
- Recently Renovated
- Large Rear Gardens
- Versatile Outbuildings with Potential for Conversion
- Potential for Additional Accommodation
- Convenient Town Centre Location

DESCRIPTION

Halls are delighted with instructions to offer 39 Victoria Street in Oswestry for sale by private treaty and with the benefit of no onward chain.

A particular feature of this traditional period home is the substantial building to the rear, comprising a Garage, adjoining Store and first-floor Loft Space. This versatile building offers scope for residential conversion, subject to obtaining the necessary local authority consents, providing an opportunity for purchasers seeking a home with potential to create additional accommodation.

The house itself has been improved to provide stylishly presented accommodation arranged over two floors, comprising two Reception Rooms, a Kitchen and WC, together with two first-floor Bedrooms and a Bathroom.

The property is complemented by a generously proportioned, enclosed rear garden, comprising an area of lawn with established planted borders and a raised decked seating area, ideal for outdoor dining and entertaining, together with a range of useful outbuildings.



SITUATION

The property occupies a convenient, sought-after position on Victoria Street, within easy walking distance of Oswestry town centre. The town offers an excellent range of independent shops, supermarkets, cafés, restaurants and everyday amenities, together with schools, leisure facilities and healthcare services. Oswestry also enjoys excellent road links via the A5, providing access towards Shrewsbury, Wrexham and Chester.

SCHOOLING

The property is well placed for a range of well-regarded schools, including Woodside Primary School, Holy Trinity C.E. Primary School and The Marches School. Independent schooling is also available nearby at Oswestry School and Moreton Hall, whilst further educational facilities can be found in Shrewsbury, Wrexham and Chester.

THE PROPERTY

The property is principally accessed via a front entrance door opening into the entrance hall, where a door to the right leads into a welcoming reception room featuring a bay window overlooking the front elevation and a fireplace providing an attractive focal point. A second door to the right provides access to a versatile dining room, ideal for formal dining or use as an additional sitting room or study.

The ground-floor accommodation continues through to a fitted kitchen, comprising a range of base and wall units with work surfaces over and planned space for appliances, together with a useful rear entrance hall and separate WC.



A staircase rises to the first floor, where doors lead to two well-proportioned bedrooms, the principal bedroom benefiting from fitted wardrobes. Both bedrooms are served by a family bathroom comprising a panelled bath, separate shower enclosure, wash basin and WC.

OUTSIDE

The property is approached from the pavement via a pathway leading to the front entrance, enclosed by low-level walling and a pedestrian gate.

The property benefits from an enclosed rear garden, principally laid to lawn with planted borders and a paved pathway. To the far end is a raised decked seating area, providing an ideal space for outdoor dining and entertaining.

A notable feature is the substantial rear building, extending to almost 400 sq ft and comprising a Garage and adjoining Store, with stairs rising to a versatile first-floor Loft Space. Offering excellent potential for residential conversion, subject to obtaining the necessary local authority consents, the building adds an exciting further dimension to the property and scope for purchasers to adapt the space to their requirements.

W3W

///left.curving.splinters

DIRECTIONS

From the centre of Oswestry, proceed along Church Street, passing the Wynnstay Hotel on the left. Upon reaching the traffic lights, turn left and then take the first right onto Victoria Street. Continue along Victoria Street, where the property will be found on the left-hand side.



SERVICES

The property is understood to benefit from mains water, gas, electric, and drainage.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within Council Tax band 'A' on the local authority register

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS

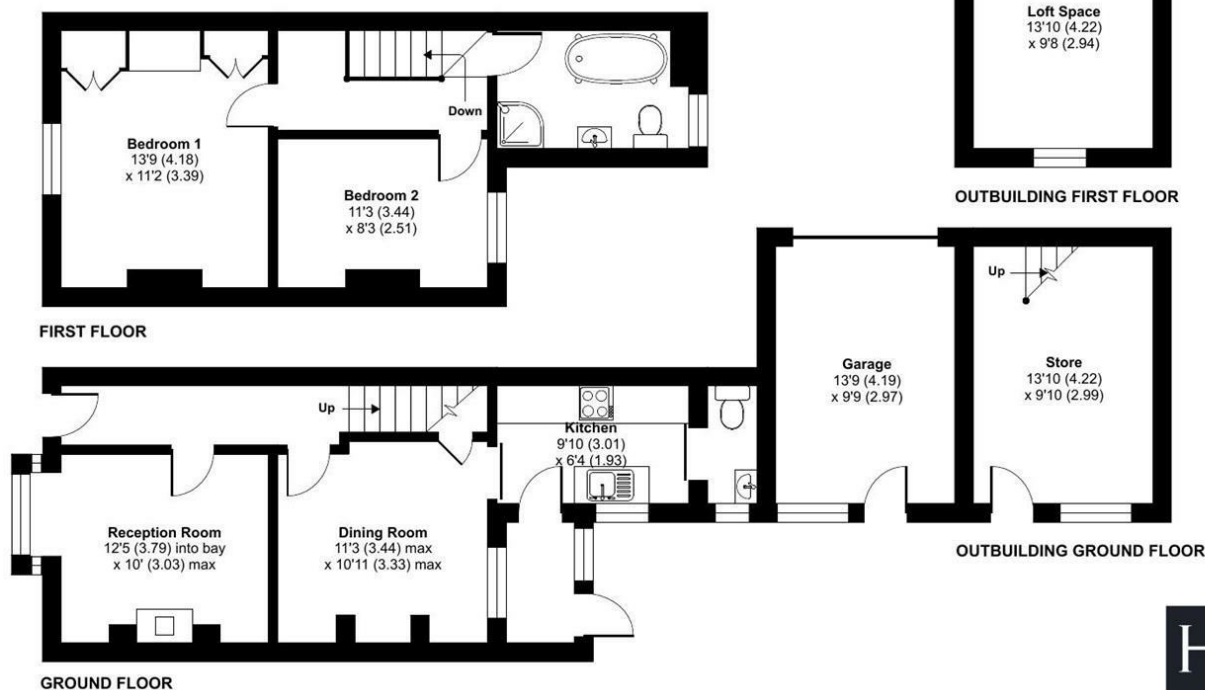
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (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.

VIEWINGS

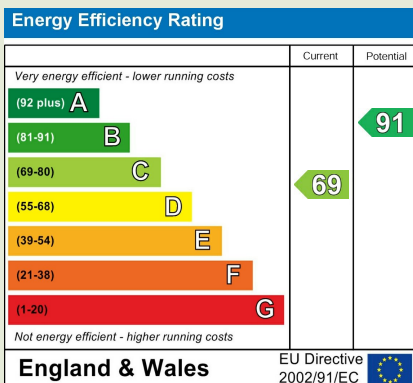
Strictly by prior appointment through the selling agents, Halls, 20 Church Street, Oswestry, SY11 2SP. Telephone: 01691 670320.



Approximate Area = 838 sq ft / 77.9 sq m
Garage = 133 sq ft / 12.3 sq m
Outbuilding = 266 sq ft / 24.7 sq m
Total = 1237 sq ft / 114.9 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: 1509812



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@halls.gb.com

www.halls.gb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch