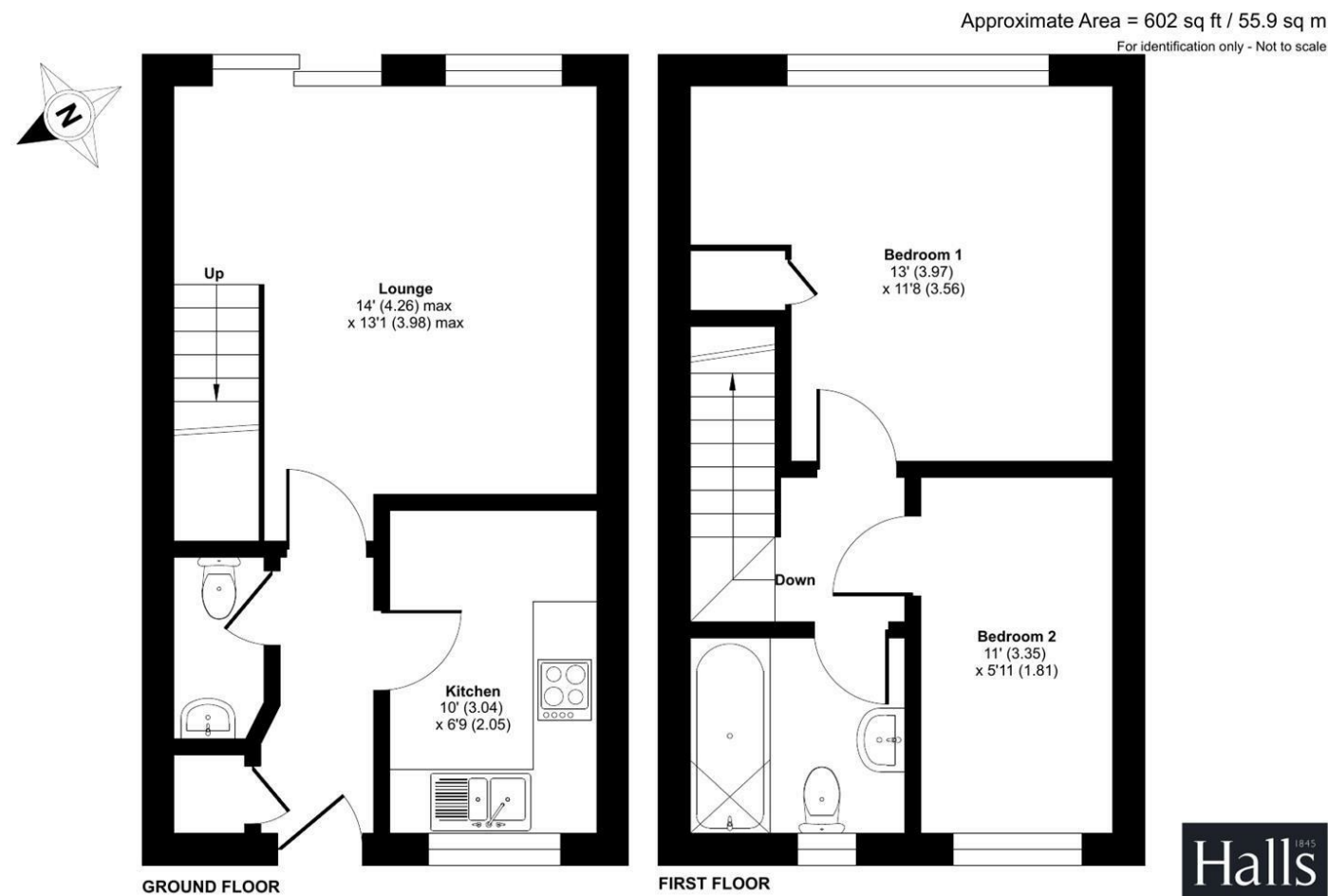


FOR SALE

19 Cae Melin Avenue, Oswestry, SY11 2US



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1455833



FOR SALE

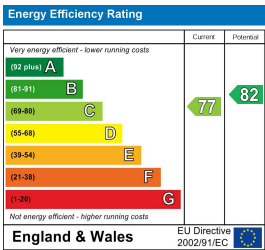
Offers in the region of £175,000

19 Cae Melin Avenue, Oswestry, SY11 2US

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



19 Cae Melin Avenue is a well-presented two-bedroom mid-terraced home offering modern and practical accommodation across two floors, ideally suited to first-time buyers, investors or those looking to downsize. The property benefits from a spacious lounge with French doors opening onto the rear garden, fitted kitchen, ground floor cloakroom, two bedrooms and a family bathroom, together with an enclosed rear garden and useful timber garden store.



01691 670320

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



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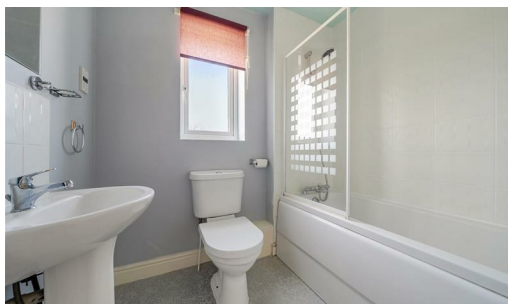
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Modern two-bedroom mid-terraced home
- Spacious lounge with French doors to garden
- Fitted kitchen with ample storage
- Ground floor cloakroom/WC
- Two first-floor bedrooms
- Family bathroom suite
- Enclosed low-maintenance rear garden

DESCRIPTION

Halls are delighted with instructions to offer 19 Cae Melin Avenue, Oswestry, for sale by private treaty.

This modern and well-maintained two-bedroom mid-terraced property provides comfortable accommodation ideally suited to a range of buyers including first-time purchasers, downsizers and investors alike.

The ground floor accommodation briefly comprises an entrance hall with cloakroom/WC, fitted kitchen and a spacious lounge/dining room enjoying excellent natural light and French doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining.

To the first floor are two bedrooms together with a family bathroom fitted with a modern suite.

The property benefits from gas-fired central heating and double glazing throughout.

OUTSIDE

Externally, the property enjoys an enclosed rear garden which is mainly laid to lawn with a paved pathway leading to a useful timber garden shed/store. The garden provides a pleasant and private outdoor space suitable for entertaining, gardening or general family use.

SITUATION

The property is conveniently situated within the popular residential development of Cae Melin Avenue on the outskirts of Oswestry. Oswestry offers an excellent range of amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities together with well-regarded primary and secondary schooling.

The area also benefits from excellent road links providing access towards Shrewsbury, Wrexham and the wider Midlands via the A5 and A483 road networks.

DIRECTIONS

From Halls Oswestry office proceed out of town along Church Street and continue onto Beatrice Street. At the roundabout take the appropriate exit onto Gobowen Road and continue before turning into the Cae Melin development. Follow the road into Cae Melin Avenue where the property will be identified by the agent's For Sale board.

SCHOOLING

The property is conveniently located for a range of well-regarded primary and secondary schools within Oswestry together with nearby independent schooling options.

SERVICES

We understand the property benefits from mains water, mains electricity, mains drainage and mains gas central heating.

TENURE

We understand the property is of freehold tenure, although purchasers are advised to make their own enquiries via their solicitor.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band A.

VIEWINGS

Strictly by appointment through Halls, Oswestry Office.

ANTI - MONEY LAUNDERING (AML)

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.

W3W

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