

Halls ¹⁸⁴⁵



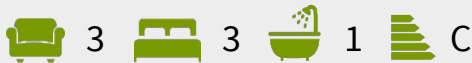
10 LOWER BROOK STREET

OSWESTRY | SY11 2HJ



A charming three bedroom period townhouse in the heart of Oswestry, offering three versatile reception rooms, character features throughout and a private rear courtyard, all within easy walking distance of the town's shops, schools and amenities. Offered to the market with no onward chain.

Offers in the region of £260,000



- Attractive three bedroom period townhouse
- Retains charm and character
- Private enclosed rear courtyard
- Walking distance to shops, schools and local amenities
- Three versatile reception rooms
- No onward chain

DESCRIPTION

10 Lower Brook Street is an attractive period townhouse offering spacious and versatile accommodation set over two floors. The property retains charm and character with sash windows and high ceilings, combined with flexible living space ideal for families or those seeking a home with room to work or entertain.

On the ground floor, the property offers three separate reception rooms, providing options for living, dining and study space, together with a fitted kitchen, well maintained cellar and access to the courtyard garden. The first floor comprises three well-proportioned bedrooms and a family bathroom.

Externally, there is a private enclosed courtyard to the rear, creating a low-maintenance outdoor space perfect for sitting out or entertaining.



GROUPS & GARDENS

The property enjoys a private enclosed courtyard to the rear, offering a low-maintenance outdoor space ideal for seating and entertaining, together with useful brick-built outhouses providing excellent storage or potential for workshop use.

DIRECTIONS

From the Halls office in Oswestry, walk down Church Street and turn left at the traffic lights onto Lower Brook Street. The property will be found shortly on the right-hand side, identified by a Halls for sale board.

W3W

What3Words: /////purely.hiked.fuzz

SCHOOLING

The property is ideally placed for a range of schooling. Local primary options include Our Lady & St Oswald's Catholic Primary (within easy walking distance), Holy Trinity C of E Academy, Woodside Primary and Morda C of E Primary. Secondary education is well catered for by The Marches School, located close by, with St Martins School also within reach. Independent schools in the area include Oswestry School and Moreton Hall, both offering day and boarding facilities.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.



TENURE

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is currently banded in Council Tax Band C.



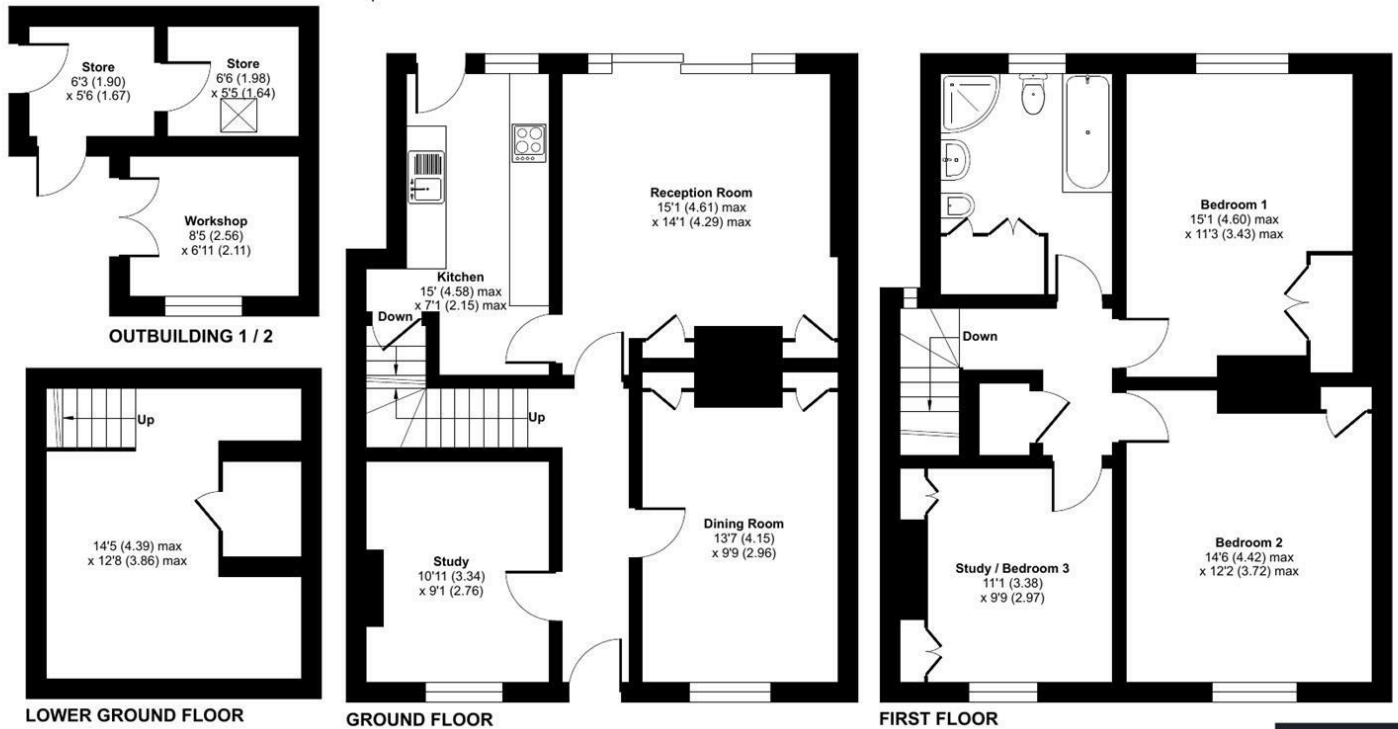
VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

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.

Approximate Area = 1552 sq ft / 144.1 sq m
 Outbuilding = 131 sq ft / 12.1 sq m
 Total = 1683 sq ft / 156.2 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). © nitchecom 2025. Produced for Halls. REF: 1357166



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	84
EU Directive 2002/91/EC		

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