



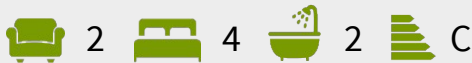
61 SMALE RISE

OSWESTRY | SY11 2YL



A particularly well positioned semi-detached four-bedroom family home which has been extended and improved by the current vendors, boasting landscaped gardens, a single integral garage, and attractively appointed living accommodation, enviably situated in a convenient edge of town location.

Offers in the region of £300,000



- Semi-Detached Family Home
- Spacious Accommodation
- Extended and Improved
- Well-Presented
- Garage and Driveway
- Edge of Town Position

DESCRIPTION

Halls are delighted with instructions to offer 61 Smale Rise in Oswestry for sale by private treaty.

61 Smale Rise is a semi-detached four-bedroom family home situated in a particularly enviable edge of town location. The property has been lovingly maintained and improved by the current vendor, to now offer over 1,100 sq ft of well-appointed and thoughtfully designed living accommodation situated over two floors, these at present comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen/Dining Room, Family Room, Utility, and Cloakroom, together with four first floor Bedrooms, the master boasting an En-Suite, and a family Bathroom.

The gardens have, again, been subject to a number of improvements and now offer a wonderful complement to the home, whilst comprising, to the front, a generous, gravelled driveway with space for a number of vehicles, leading on to an integral single Garage.

To the rear, the gardens offer an excellent degree of privacy and feature a generous expanse of lawn complemented by well-stocked floral and herbaceous beds, with an attractive paved patio immediately adjoining the property providing a lovely spot for outdoor dining and entertaining.



SITUATION

Occupying a highly desirable position within the historic north Shropshire market town of Oswestry, the property lies within walking distance of the town centre. Oswestry is the third largest town in the county and, as such, attracts a multitude of visitors and residents looking to enjoy the array of local amenities and attractions. Oswestry is well-served by transport links, particularly so via the A5, which runs alongside the town and allows easy access to the larger centres of Shrewsbury, Wrexham and Chester, with the city of Liverpool being reachable by car in around an hour.

SCHOOLING

The property enjoys a highly convenient position within easy reach of a number of well-regarded educational establishments. Holy Trinity C of E Primary Academy & Nursery is situated just a short walk away, whilst further schooling options include The Marches School, The Meadows Primary School, Woodside Primary School, Our Lady and St Oswald's Catholic Primary School, and North Shropshire College, providing excellent educational opportunities for a wide range of ages.

THE PROPERTY

The property is accessed via an entrance hall, from where a door leads into a welcoming reception room, where attractive décor creates an inviting setting for relaxing, with a window overlooking the front elevation and ample space for seating.

A further door opens into the kitchen/dining room, which flows through to the family room, creating a sociable heart to the home with space to cook, dine and relax together. The tasteful presentation continues throughout these living spaces, whilst two rooflights draw natural light into the family room. Double doors open onto the rear gardens, extending this versatile space outdoors during the warmer months and providing an inviting setting for family life and entertaining.



The ground floor accommodation is completed by a useful utility room with an adjoining cloakroom, whilst the integral garage can be accessed from both the entrance hall and utility room.

Stairs rise from the entrance hall to a first-floor landing, from where access is given to four generously proportioned bedrooms, offering flexibility for family accommodation. The principal bedroom is particularly spacious and extends to over 19 feet in length, and benefits from an en-suite bathroom whilst the remaining accommodation is served by a family bathroom.

OUTSIDE

The attractively landscaped gardens provide a wonderful complement to the home. To the front, a generous gravelled driveway offers parking for several vehicles and leads to the integral single garage, bordered by neatly maintained hedging and an area of lawn.

To the rear, the enclosed garden features a shaped lawn bordered by established planting, with mature hedging offering a good degree of privacy. A paved terrace adjoins the property, creating an inviting setting for al fresco dining and entertaining. Steps rise to the lawn, where a stepping-stone pathway leads to a further seating area, ideal for relaxing and enjoying the surroundings. A timber garden shed offers useful outdoor storage.

DIRECTIONS

Leave Halls Estate Agents Oswestry and head north-east along Church Street, continuing onto Willow Street. Turn right onto Castle Street (B5069) and follow the road onto Beatrice Street before turning right onto Whittington Road (B4580). Continue along this road, then turn right onto Harlech Road. At the roundabout, proceed straight ahead onto Cabin Lane, then turn left onto Aston Way. Turn left onto Longueville Drive, followed by a right onto Smale Rise, where the property will be found on the right-hand side.



W3W

///flannel.showrooms.looked

SERVICES

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

POSSESSION AND TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band 'B' on the local authority register.

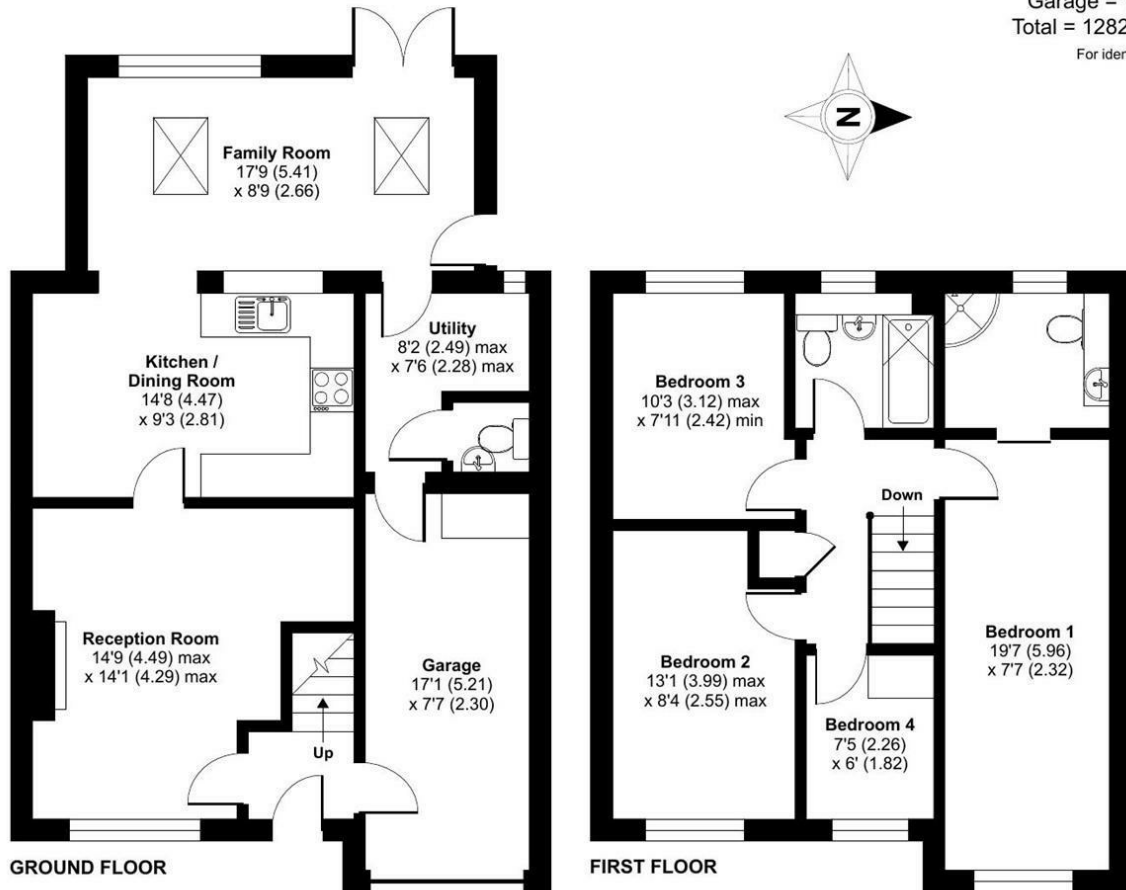
ANTI-MONEY LAUNDERING (AML) CHECKS

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

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

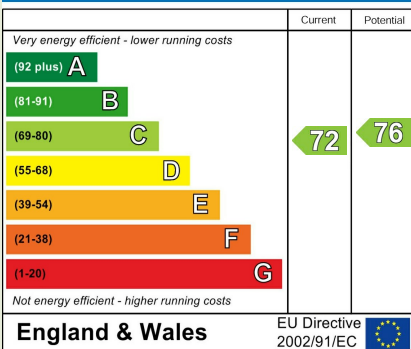
Approximate Area = 1153 sq ft / 107.1 sq m
 Garage = 129 sq ft / 12 sq m
 Total = 1282 sq ft / 119.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1538671



Energy Efficiency Rating



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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using

upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. 6. Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 7. 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. 8. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. 9. 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

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