



8 BEECH GROVE

OSWESTRY | SY11 2PT



A well designed three-bedroom mid-terrace house offering excellent potential for modernisation and improvement, whilst benefitting from flexible living accommodation, attractive gardens, and off-street parking, pleasantly situated on the perimeter of a popular development within the centre of Oswestry.

Offers in the region of £169,950



- Three Bedroom Mid Terrace
- Requiring Modernisation
- No Onward Chain
- Attractive Gardens
- Large Driveway
- Popular and Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 8 Beech Grove in Oswestry for sale by private treaty.

A well designed three-bedroom mid-terrace house offering excellent potential for modernisation and improvement, benefitting from flexible living accommodation, attractive gardens, and off-street parking, pleasantly situated on the perimeter of a popular development within the town of Oswestry.

Internally, the property presently comprises, on the ground floor, an Entrance Hall with space for coats and understairs storage, Living Room, Kitchen and Dining Room. Upstairs are three spacious Bedrooms and a Family Bathroom.

Externally, the property is complemented by generous off-street parking, this together with large rear gardens whilst featuring an area of lawn bordered by a paved patio area, a large storage shed and greenhouse.



SITUATION

Occupying a highly desirable position within the historic north Shropshire market town of Oswestry, the property lies within walking distance to 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.

W3W

[///trailer.committed.market](http://trailer.committed.market)

DIRECTIONS

Leave Halls Estate Agents Oswestry and head east along Church Street, continuing onto Willow Street after a short distance. Proceed along Willow Street before turning right onto Castle Street (B5069). Continue along the B5069, then turn right onto Whittington Road (B4580). Shortly afterwards, turn right onto Unicorn Road and continue to the roundabout, where take the second exit onto Middleton Road. After a short distance, turn left onto Beech Grove, where the property will be found on the right-hand side.

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 principally accessed via a covered external Porch which opens into an Entrance Hall, from where stairs rise to the first floor and a door leads immediately left into a welcoming Living Room with window onto the front elevation and ample space for seating arranged around a central chimney breast with gas fire.

The Entrance Hall flows effortlessly into an impressive Kitchen, appointed with a comprehensive range of fitted wall and base units. From here, a doorway leads through to a generously proportioned Dining Room, offering ample space for both formal dining and relaxed seating, creating a superb setting for everyday family living and entertaining alike. A door from the Kitchen provides direct access to the rear gardens, seamlessly connecting the interior with the outdoor space and enhancing the home's exceptional sense of flow.

Stairs rise from the Entrance Hall to a first floor landing, from where doors provide access into three well proportioned Bedrooms. The bedrooms are served by a family Bathroom comprising a bath with an overhead shower, low-flush WC, and hand basin.

OUTSIDE

The property is approached over a tarmac driveway situated to the fore of the property, this flanked to one side by an attractive hedge.

The rear gardens offer excellent potential to create an attractive outdoor living space and are of a generous size for a property of this style. Immediately adjoining the house is a paved patio, providing an ideal setting for outdoor seating and al fresco dining, whilst the remainder of the garden extends beyond, incorporating areas of lawn, established shrubs and mature planting. A useful range of brick-built outbuildings provides excellent storage or workshop potential, with the gardens offering purchasers an exciting opportunity to landscape and personalise to their own tastes.

SERVICES

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



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

This property is in council tax Band 'B' on the council 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 (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.

VIEWINGS

Strictly by appointment with the selling agent.

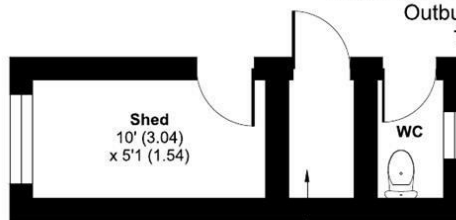


Approximate Area = 920 sq ft / 85.5 sq m

Outbuildings = 78 sq ft / 7.2 sq m

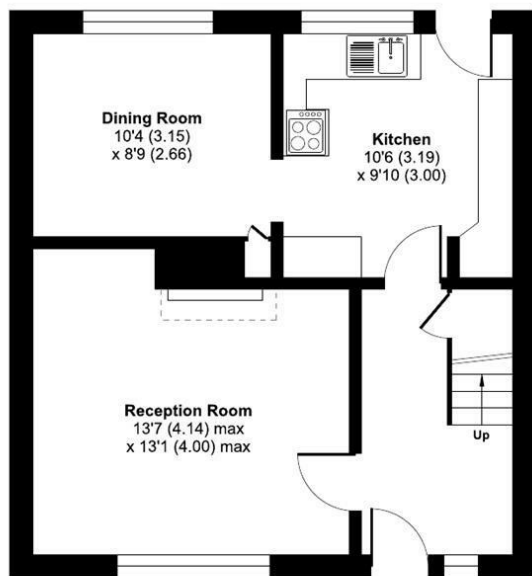
Total = 998 sq ft / 92.7 sq m

For identification only - Not to scale

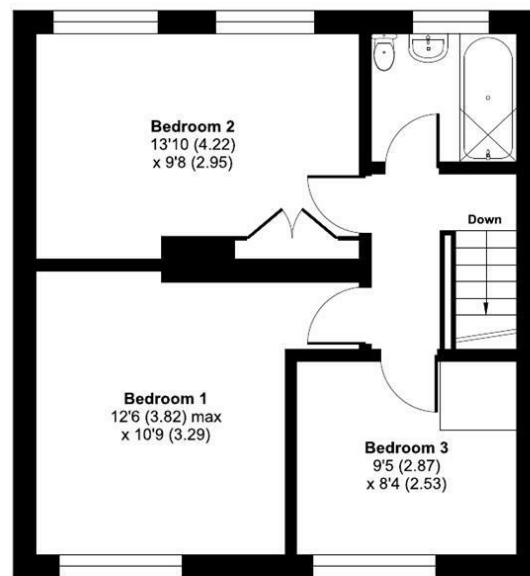


OUTBUILDING 1 / 2 / 3

Store
5'1" (1.54)
x 2'10" (0.86)



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Halls. REF: 1499458

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	61	77
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

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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.

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