

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £115,000 to £125,000

34 Vyrnwy Road, Oswestry,
Shropshire, SY11 1NT

🏠 2 Bedrooms

🚿 1 Bathroom

34 Vyrnwy Road, Oswestry, Shropshire, SY11 1NT



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General Remarks

For sale by Public Auction at 2.00 pm on 24th September 2026 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN. Auction Guide Price £115,000 to £125,000.

A two bedroom semi-detached property situated within a popular residential area, yet within easy walking distance of Oswestry town centre. This property is full of potential making it ideal for modernisation and improvement. The property benefits from ample parking with car port & garage.

Location: The property is situated close to the centre of the busy market town of Oswestry as well as the historic Hill Fort and the surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham. The property is also situated on a Bus route to the town centre.

Accommodation

A part glazed door leads into:

Hallway: 5' 3" x 4' 7" (1.59m x 1.40m) Cupboard housing 'Glow Worm' gas fired boiler, radiator and doors off to:

Kitchen: 10' 6" x 8' 6" (3.21m x 2.60m) Fitted base/eye level wall units with worktops over and inset stainless steel sink and draining board. Space for cooker with extractor hood over, space and plumbing for washing machine, fridge and freezer. Built in pantry cupboard, tiled walls, vinyl flooring and partially glazed uPVC door to side.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Lounge: 17' 11" x 11' 4" (5.47m x 3.46m)

Fireplace, TV point, radiator and door to:

Inner hall: Airing cupboard with hot water cylinder and slatted shelving. Doors off to:

Bedroom 1: 12' 0" x 11' 5" (3.67m x 3.47m)
Radiator.

Bedroom 2: 8' 6" x 8' 3" (2.60m x 2.51m)
Radiator.

Shower Room: 6' 6" x 5' 5" (1.98m x 1.66m)
Shower cubicle with Triton electric shower, pedestal wash hand basin and low level flush wc. Tiled walls, radiator and access to loft space.

Garage: 17' 0" x 8' 4" (5.18m x 2.53m) Up/over door to front and lighting/power laid on.

Garden Room: 9' 7" x 9' 3" (2.93m x 2.81m)
Located in the rear gardens.

Outside: At the front of the property the driveway is bordered by lawned gardens and mature shrubs. It leads to a covered car port at the side onwards to the garage at the rear. The rear gardens have been hard landscaped with patios, gravelled beds and mature shrubs.

Agents note: We are informed that the property is a system built house of non-standard





construction. The property includes a steel frame to the walls and a tiled roof. We understand that homes of this type are not considered defective but prospective purchasers who require mortgage funding are advised to consult with their mortgage lender or broker to confirm their ability to proceed with a purchase.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We are informed that mains gas, electricity, water and drainage are connected.

Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price subject to a minimum fee of £3,600 incl. VAT.

Solicitor: Lanyon Bowdler Solicitors: 39-41 Church Street, Oswestry. SY11 2SZ Tel: 01691 652241. Contact Kaylee Evans.

Council Tax Band: Council Tax Band 'B'.

Local Authority: Shropshire County Council.

EPC Rating: EPC Rating 'D' 62.

Directions: From Oswestry town centre proceed north up Willow Street turning right at the crossroads onto Castle Street. Take the first left on to Oak Street then the first right onto York Street. Continue to the end of the street bearing right at the bottom onto Liverpool Road. Turn first left onto Vyrnwy Road and bear left around the bend. The property will be found on the right hand side.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



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Total Area: 57.8 m² ... 622 ft² (excluding garage)

All measurements are approximate and for display purposes only

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