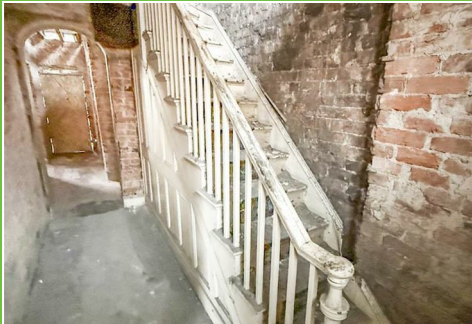


# Town & Country

Estate & Letting Agents



**29 Salop Road, Oswestry, SY11 2NR**

**Auction Guide £85,000**

FOR SALE BY ONLINE AUCTION - February 28th 2026. GUIDE PRICE £85,000. Town and Country Oswestry offer an amazing opportunity to purchase a spacious three bedroom, two reception room period property requiring full renovation. An opportunity not to be missed!!! UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged.



### Directions

From our Willow Street office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and at the T junction turn right. At the traffic lights turn left and then first left again opposite the park. Follow this road around to the next T junction. At the junction turn right onto Salop Road where the property will be found just over the roundabout immediately after the turning into the car park.

### Hall

The hallway has a door to front, pantry off, a door leading to the cellar and doors leading to the lounge, dining room and the kitchen. Stairs lead off to the first floor.

### Lounge 12'6" x 14'1" (3.82m x 4.30m )

The lounge has a bay sash window to the front, wooden floor boards, coved ceiling, tiled fireplace and the original picture rail.

### Dining Room 12'0" x 13'2" (3.68m x 4.03m )

The dining room has a sash window, alcove cupboard and drawers, tiled open fire place and quarry tiled flooring.

### Kitchen 7'10" x 10'11" (2.39m x 3.33m )

The kitchen has a door and window to the side, ideal domestic stove, sink unit, fire surround and a beamed ceiling.

### Landing

The landing has a sash window to the front and doors leading to the bedrooms and the bathroom.

### Bedroom One 14'2" x 12'5" (4.32m x 3.81m )

The first bedroom has a sash window to the front an open fire place and wooden floorboards.

### Bedroom Two 12'5" x 13'2" (3.8m x 4.02m )

Having a window to the rear, built in alcove cupboards, a fireplace and wooden floorboards.

### Cloakroom

With a window to the side, W/C and high level cistern.

### Bathroom 7'0" x 7'6" (2.15m x 2.3m )

With a window to side and a door leading to Bedroom three, the bathroom has a panel bath and wash hand basin.

### Bedroom Three 10'10" x 7'8" (3.31m x 2.36m )

With a window to the side, built in cupboards and wooden floorboards.

### Rear Garden

The garden has a brick built outhouse, patio tile and garden area.

### Rear Elevation



### Planning Permission

Planning permission has been granted for the replacement of the dilapidated rigger removed from the rear of the property.

Further details can be obtained from the Shropshire Planning Portal:

25/03264/DIS

Discharge of condition 4 (Materials) to planning permission 25/01525/FUL

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

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

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### **Guide Price and Reserve Price**

Guide Prices and Reserve Prices

Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

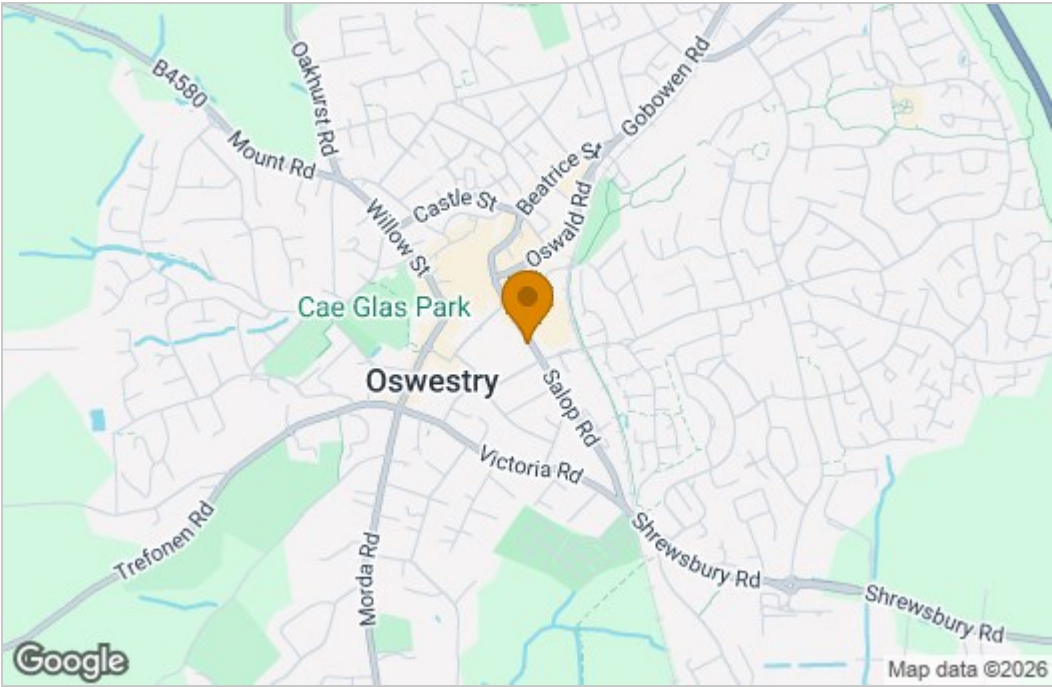
### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

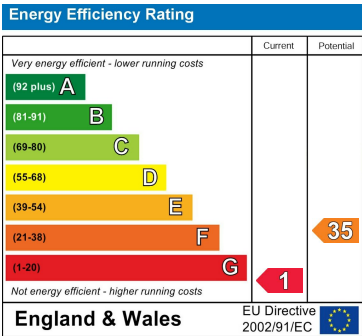
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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