

FOR SALE

26 Llys Close, Oswestry, SY11 2UZ



FOR SALE

Offers in the region of £105,000

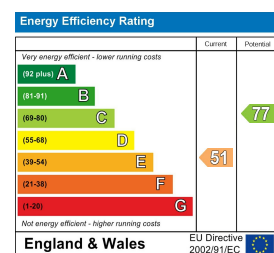
26 Llys Close, Oswestry, SY11 2UZ

A well-presented one bedroom home with modern interiors and enclosed front patio - perfect for first-time buyers and with NO ONWARD CHAIN.

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE: Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Well-presented 1-bedroom home
- Bright and modern living room
- Contemporary wet room with walk-in shower
- Enclosed, low-maintenance front patio area
- Allocated parking directly
- Perfect for first-time buyers

DESCRIPTION

This neatly presented one-bedroom home offers an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance base close to local amenities. Tucked away in a residential cul-de-sac, the property benefits from allocated parking and a private, enclosed front patio area.

Internally, the accommodation is smartly laid out and attractively decorated. The living room features a contemporary neutral colour scheme, a cosy gas fireplace, and open-plan stairs leading to the first floor. The kitchen is fitted with a range of traditional units and enjoys a view out to the front aspect.

Upstairs, the double bedroom is light and well-proportioned, while the stylish bathroom has been adapted into a modern wet room, complete with a walk-in shower, low-level WC and vanity basin—all finished with easy-clean wall panels and a wide window for natural light.

DIRECTIONS

From Oswestry town centre, head out along Leg Street and keep left onto Beatrice Street. After approximately 0.2 miles, turn right onto Whittington Road, then take the next right onto Unicorn Road. Continue for around half a mile and at the roundabout take the second exit onto Middleton Road. Shortly after, take the first exit at the next roundabout onto College Road. Turn left onto Llys Road and then right onto Llys Close, where the property will be located.

W3W

///underline.tablet.priced

SITUATION

The property is situated towards the fringe of Oswestry town centre, which can be reached easily on foot. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North. Gobowen Railway Station, some 3 miles distant, offers commuters easy access to main line routes.

SCHOOLING

The area offers excellent educational opportunities, including Holy Trinity Primary School, Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

THE ACCOMMODATION COMPRISES:

Living Room - 4.48m x 3.06m (14'8" x 10'0")
Kitchen - 3.55m x 1.62m (11'7" x 5'3")
Wet Room
Double Bedroom - 3.54m x 2.96m (11'7" x 9'8")

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these have been tested.

TENURE

The tenure is freehold, and vacant possession will be available upon completion.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000

COUNCIL TAX

The property is in Council Tax Band A.

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 (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.