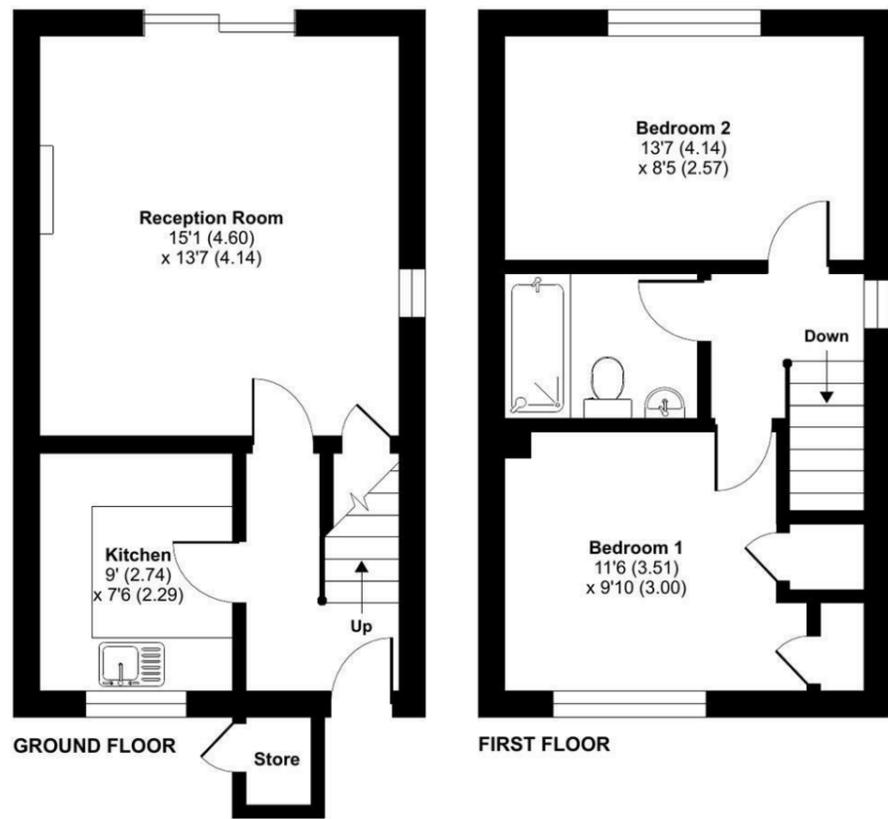


FOR SALE

19 Victoria Fields, Oswestry, SY11 2BT



Approximate Area = 680 sq ft / 63.1 sq m (excludes store)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1385121



FOR SALE

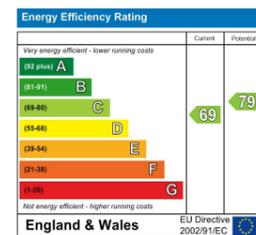
Offers in the region of £179,950

19 Victoria Fields, Oswestry, SY11 2BT

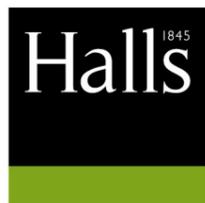
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



Halls are pleased to offer 19 Victoria Fields, a well-presented two-bedroom semi-detached home in a popular Oswestry location. It features a bright living/dining room, fitted kitchen, two good-sized bedrooms and a modern bathroom, along with front and rear gardens, a patio, storage shed and allocated parking. An ideal low-maintenance home for first-time buyers, downsizers or investors.



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



2 Bedroom/s



1 Bath/Shower Room/s



- Offered for sale with no upward chain
- Enclosed rear garden with lawn and patio
- Driveway parking and useful side storage
- Bright and versatile living accommodation throughout
- Well-presented two-bedroom home in a popular residential area

DESCRIPTION

Halls are delighted to offer 19 Victoria Fields, a well-presented two-bedroom semi-detached home situated within a popular and convenient residential area of Oswestry. The property provides bright, neatly arranged accommodation ideal for first-time buyers, downsizers or investors.

The ground floor features a welcoming entrance hall with access to a useful store cupboard. The kitchen is fitted with a range of units, providing worktop space, storage, and room for appliances. To the rear sits a generous reception room extending the full width of the property, offering a versatile living and dining space with outlook onto the garden.

To the first floor, the property offers two good-sized bedrooms. Bedroom One overlooks the rear garden and provides comfortable proportions, while Bedroom Two is a well-sized double. A family bathroom serves the accommodation, comprising a bath with shower over, WC and wash hand basin.

Externally, the front garden is laid to lawn with a pathway leading to the entrance. To the rear, the garden offers a combination of patio and lawn, together with planting borders and a fenced boundary. A useful metal storage shed occupies one side of the garden, ideal for garden tools and outdoor equipment.

The property benefits from allocated parking and is conveniently located within easy reach of Oswestry town centre, local schools, shops, and transport links, making it an appealing home for a wide range of buyers.

OUTSIDE

The property enjoys a neatly maintained front garden laid predominantly to lawn with established hedging providing a pleasant outlook. A paved pathway leads to the front entrance, with additional gated side access opening into the rear garden.

To the side is a useful modern storage shed, ideal for garden equipment or bikes.

The rear garden is fully enclosed and offers a combination of lawned area and a paved patio, perfect for outdoor seating or low-maintenance enjoyment. Well-stocked borders provide scope for further planting, and the space benefits from good levels of privacy, making it a practical and secure garden for purchasers to personalise.

DIRECTIONS

From our Halls office in Oswestry, head down Church Street and take the first exit at the mini-roundabout onto Upper Church Street. Continue straight before turning left onto Victoria Road. Follow Victoria Road for a short distance, then turn right into Victoria Fields. Keep left as the road bends, and continue until Number 19 can be found on the right-hand side.

W3W

What3Words:///renewals.mostly.amends

SITUATION

Victoria Fields is a popular and well-established residential area positioned within easy reach of Oswestry town centre. The location offers convenient access to a good range of local amenities including supermarkets, independent shops, cafés, public transport links and leisure facilities. Nearby Victoria Road provides a level walk into the town, while Cae Glas Park, schools and medical services are all close at hand.

The property is well placed for commuting, with the A5/A483 providing excellent road links towards Shrewsbury, Wrexham and Chester, and Gobowen railway station offering mainline rail services further afield.

SCHOOLING

The property is well served by a selection of reputable schools within the Oswestry area. Primary options include Holy Trinity C of E Primary Academy and Woodside Primary School, both within easy reach. Secondary education is provided by The Marches School, a well-regarded comprehensive offering a broad curriculum and sixth form. Further independent schooling is available nearby at Moreton Hall and Oswestry School, both offering day and boarding options.

SERVICES

We understand the property benefits from mains water, electricity, gas and drainage. Gas-fired central heating. None of the services, appliances or installations have been tested by Halls.

TENURE

We understand the property is offered for sale freehold, subject to confirmation from the vendor's solicitors.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND.

COUNCIL TAX

We understand the property is in Council Tax Band B under Shropshire Council.

VIEWINGS

By appointment through Halls, Oswestry office:
Tel: 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.