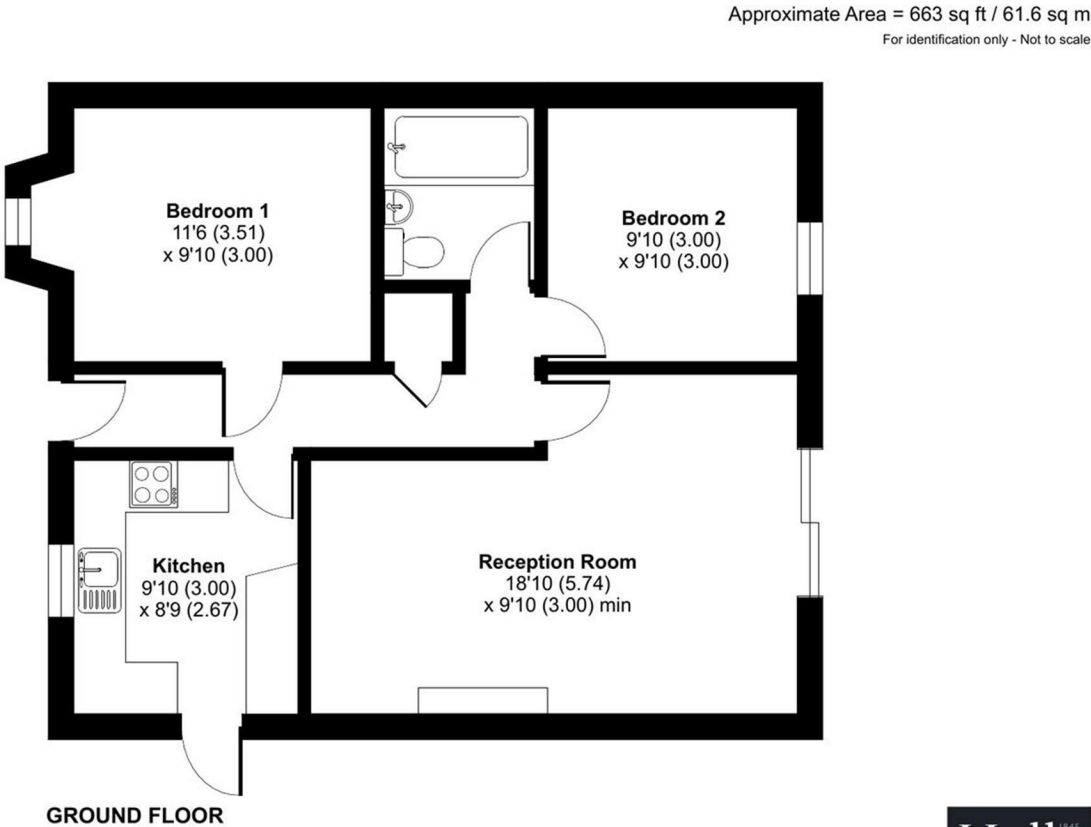


FOR SALE

1 Church Court, Upper Brook Street, Oswestry, Shropshire, SY11 2TB



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1270159



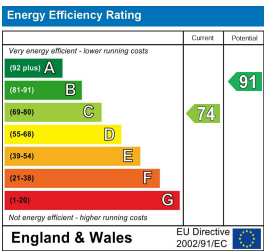
FOR SALE

Offers in the region of £199,950

1 Church Court, Upper Brook Street, Oswestry, Shropshire, SY11 2TB

**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



NO CHAIN - A two bedroom Semi-Detached Bungalow situated on the edge of the town centre and within easy level walking distance of all amenities. The property has front and rear gardens together with an allocated parking space. This home is ideal for someone who wants to be close to all facilities.




01691 670320

**Oswestry Sales**  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.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



- Two Bed Semi-Detached Bungalow
- Private Courtyard Location
- Easy Walking Distance to Town Centre
- Cosy Accommodation
- Front and Rear Gardens
- Allocated Parking Space

**DIRECTIONS**  
From our office on Church Street turn right and head up Church Street to the traffic lights. Turn right onto Upper Brook Street and turn immediately left under the archway between 8 and 10 Upper Brook Street and the property will be found on the right hand side.

**SITUATION**  
The property is situated on the edge 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.

**DESCRIPTION**  
In need of some modernisation, this delightful semi-detached bungalow will appeal to someone who wishes to be within close level walking distance to all town centre facilities. The property benefits from easily manageable accommodation, gardens and allocated parking space.

**ENTRANCE HALL**  
Airing cupboard with wooden shelving, loft hatch.

**KITCHEN**  
Fitted with a range of base units and eye level wall cupboards with worktop over and tiled surround. Integrated electric oven and gas hob with extractor over. Stainless steel sink and drainer with mixer tap. Front aspect window, tiled floor, space and plumbing for washing machine, appliance space, Worcester combination boiler, door to side aspect, serving hatch to Lounge.

**LOUNGE**  
Feature brick fireplace with gas coal effect fire, sliding patio doors to rear garden, side aspect window,

**BEDROOM 1**  
Rear aspect window.

**BEDROOM 2**  
Front aspect bay window.

**BATHROOM**  
Fitted bathroom suite comprising panelled bath with electric shower over and curtain rail, pedestal wash hand basin and close coupled WC. Fitted medicine cabinet, tiled walls, extractor fan.

**OUTSIDE**  
The approach to the property is over a brick paved pathway leading to the front door with established shrub gardens either side. There is a large allocated parking space to the fore. To the rear there is a concrete tiled patio area leading to a south facing lawned garden. A wooden gate leads to the side area of the property which has a raised flower bed and leads to the front of the property. The garden is bounded by mature hedges.

**GENERAL REMARKS**

**FIXTURES AND FITTINGS**  
The fitted carpets as laid. Only those items listed described in these particulars are included in the sale.

**SERVICES**  
Mains water, electricity, drainage and gas are connected to the property. Gas central heating is installed. None of these have been tested.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**  
The property is currently banded in Council Tax Band B.

**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**  
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.