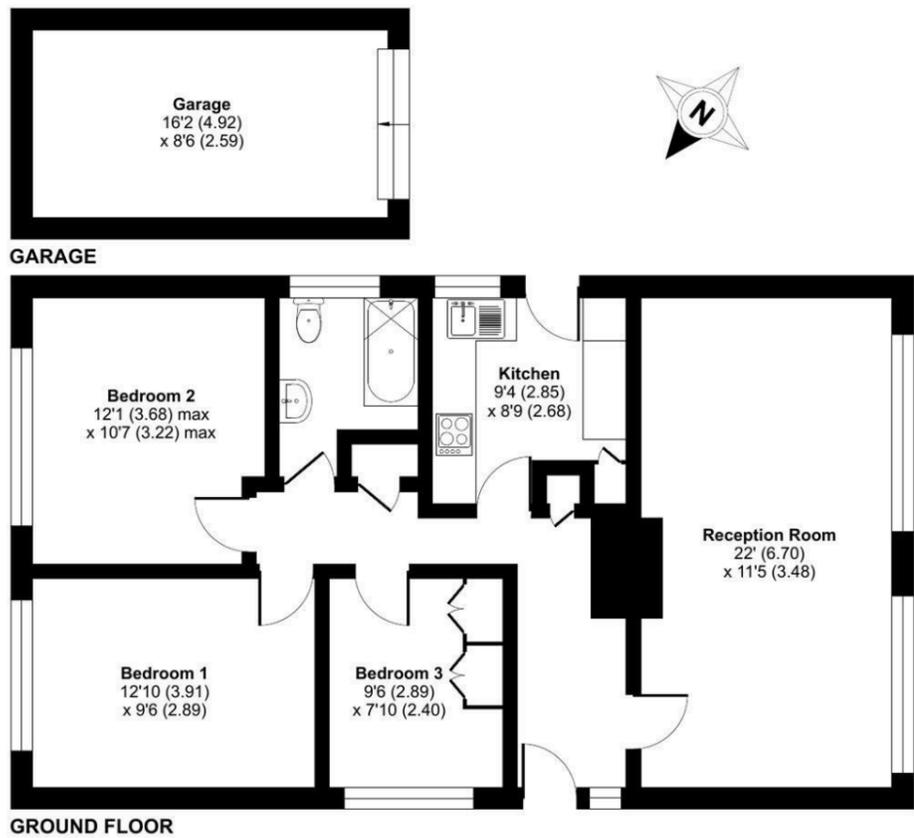


FOR SALE

Dovey Cottage, Lower Minster, Oswestry, SY11 1SE



Approximate Area = 1004 sq ft / 93.2 sq m
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: 1313865



FOR SALE

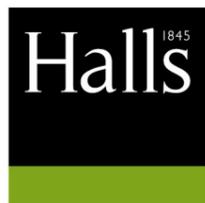
Offers in the region of £210,000

Dovey Cottage, Lower Minster, Oswestry, SY11 1SE

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.

Offered to the market with no onward chain, Dovey Cottage is a three-bedroom detached bungalow, quietly positioned in the sought-after Lower Minster area of Oswestry. Offering comfortable living throughout, the property features a generous rear garden, private driveway, and single garage. Ideal for those seeking a peaceful yet convenient setting, just a short distance from the town centre and local amenities.



01691 670320

Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP

E: oswestry@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three-bedroom detached bungalow
- Driveway parking and single garage
- Generous garden with lawned area
- Bright and spacious lounge
- Conveniently situated in Oswestry
- NO ONWARD CHAIN

DESCRIPTION

Halls are delighted with instructions to offer Dovey Cottage in Oswestry, a spacious three-bedroom bungalow with surrounding gardens, private driveway and garage.

SITUATION

The property is situated in one of Oswestry's premier locations towards the fringe of the town centre, which can be reached easily on foot or via the local town bus service. 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.

W3W

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DIRECTIONS

From our office, proceed up Willow Street turning left at the cross roads into Welsh Walls and continue turning right on the bend into Brynhafod Road. Take the second left into Llanforda Rise and continue until you get to the first left and head onto Lower Minster. The property will be viewed on the left-hand side.

THE PROPERTY

A charming three-bedroom detached bungalow located in a popular residential area. The accommodation includes an entrance hall with useful storage, a generous lounge, kitchen with access to the rear garden, bathroom, and three double bedrooms. Externally, the property benefits from a driveway, garage and a private surrounding garden.

Agents notes

The property benefits from a 10 year subsidence guarantee.

OUTSIDE

The property enjoys a generous garden featuring a neatly lawned area bordered by mature shrubs and bushes, offering privacy and a pleasant outlook. A charming summerhouse area provides a lovely spot for relaxing. To the front, there is a driveway providing off-road parking and access to a single garage.

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX

The property is currently banded in Council Tax Band D.

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.

Energy Performance Rating

