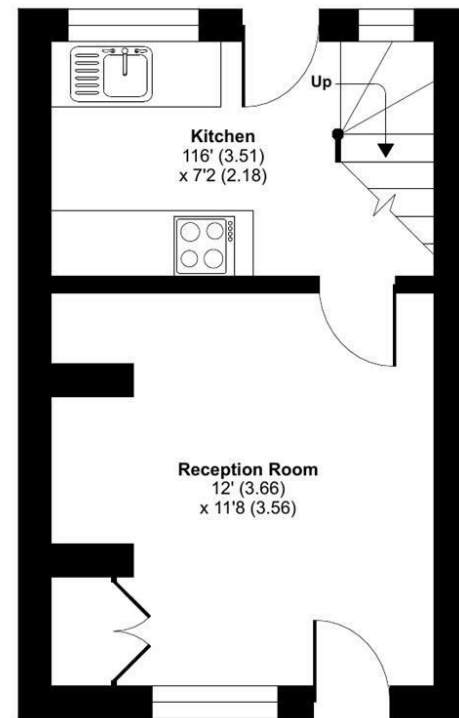
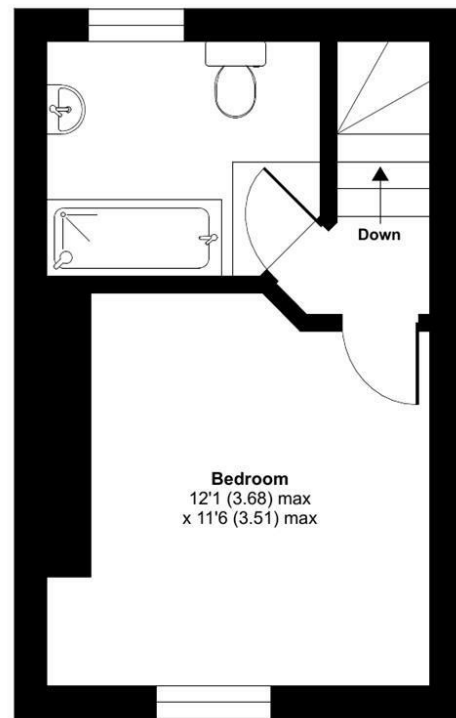


FOR SALE

44 Upper Church Street, Oswestry, SY11 2AE



GROUND FLOOR



FIRST FLOOR

Approximate Area = 458 sq ft / 42.5 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). © nXchem 2025. Produced for Halls. REF: 1380456



FOR SALE

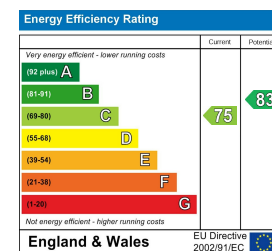
Offers in the region of £115,000

44 Upper Church Street, Oswestry, SY11 2AE

**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



44 Upper Church Street is a well-presented one-bedroom mid-terrace home close to Oswestry town centre, offering a comfortable living space, modern kitchen, double bedroom and bathroom —ideal for first-time buyers, downsizers or investors.



01691 670320

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



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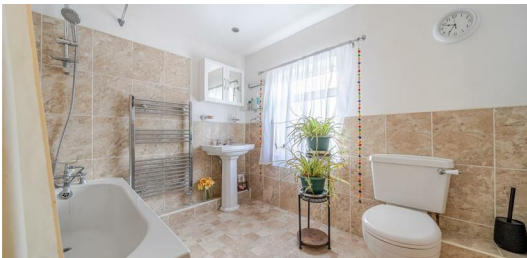
1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Conveniently positioned within walking distance of Oswestry town centre
- Suitable for first-time buyers, downsizers or investors
- Refurbished through out
- Close to shops, cafes, schools and transport links
- Attractive price point at £115,000
- Private gardens

DESCRIPTION

Halls are pleased to offer 44 Upper Church Street, a well-presented one-bedroom mid-terraced home situated within easy walking distance of Oswestry town centre. The property provides manageable and neatly arranged accommodation, ideal for first-time buyers, downsizers or buy-to-let investors.

The ground floor features a good-sized reception room with front aspect window, offering a comfortable living space. This leads through to a modern kitchen fitted with a range of white gloss units, timber-effect worktops, inset sink, integrated hob and space for appliances. A rear door provides access outside, and exposed ceiling beams add a touch of character.

To the first floor, the property offers a generous double bedroom along with a well-appointed bathroom comprising a panelled bath with shower over, wash hand basin and WC.

Positioned on an established residential street close to local shops, bus routes and town-centre amenities, 44 Upper Church Street represents an excellent opportunity for those seeking an affordable, low-maintenance home or a rental investment in a convenient location.

SITUATION

44 Upper Church Street is conveniently located within easy walking distance of Oswestry town centre, which offers a wide range of shops, supermarkets, cafés, restaurants and recreational facilities. The property is well placed for local bus routes and provides excellent road links to the surrounding towns and cities, including Wrexham, Shrewsbury and Chester via the A5 and A483.

The area is served by good local amenities, including medical practices, leisure centres, parks and schooling for all ages. The nearby Cae Glas Park and Oswestry’s historic market town centre are both easily accessible, making this a highly convenient and well-connected location.

PROPERTY

**Reception Room**  
A well-proportioned main living space enjoying good natural light from the front aspect. The room offers ample space for both seating and dining arrangements and has been refurbished throughout, creating a clean, modern environment suitable for everyday living.

**Kitchen**  
Positioned to the rear, the kitchen is fitted with a range of contemporary units and work surfaces, with space for appliances and a window overlooking the private garden. A door leads directly outside, providing convenient access to the outdoor space.

**Landing**  
A central landing area giving access to the bedroom and bathroom.

**Bedroom**  
A generous double bedroom with pleasant views and refurbished décor, offering ample room for wardrobes and additional furniture. A bright and comfortable space ideal for a single occupier or couple.

**Bathroom**  
A modernised bathroom fitted with a suite comprising a bath with shower over, wash hand basin and WC. The contemporary finishes and neutral colour scheme provide a fresh and stylish feel.

**Outside**  
To the rear is a private garden offering an excellent space for outdoor seating, planting or relaxation. The garden provides a pleasant extension of the living accommodation and is ideal for those seeking low-maintenance outside space close to town.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Interested parties are advised to make their own enquiries regarding the adequacy and provision of services.

W3W

What3Words:///sector.impulsive.pebble

VIEWINGS

Strictly by appointment through Halls, Oswestry – 01691 670320.

DIRECTIONS

From Oswestry town centre, proceed up Church Street passing the parish church on your right. Continue onto Upper Church Street and the property will be found on the left-hand side.

SCHOOLING

Oswestry offers a good selection of both primary and secondary schools within close proximity, including Holy Trinity, Woodside Primary, Oswestry School and The Marches Academy. Further education is available at North Shropshire College nearby.

COUNCIL TAX BAND

Council Tax Band – A.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.  
Telephone: 0345 678 9000  
Website: shropshire.gov.uk

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.