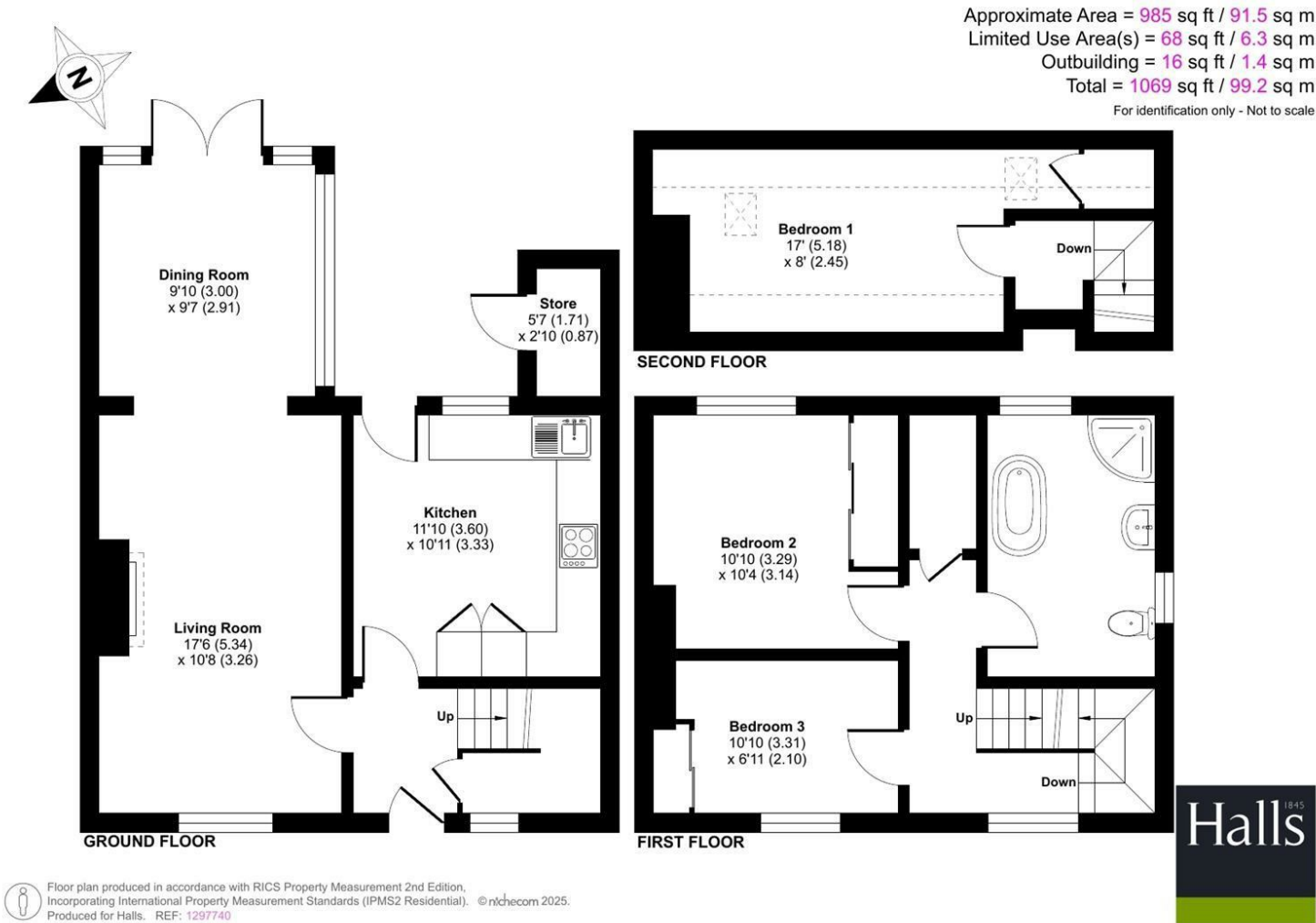


FOR SALE

83 Llwyn Road, Oswestry, SY11 1EW



FOR SALE

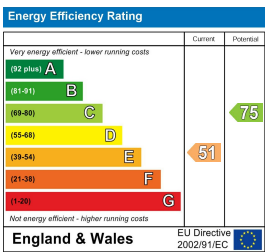
Offers in the region of £215,000

83 Llwyn Road, Oswestry, SY11 1EW

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



A highly sort after three-bedroom, three-storey end terraced home in a popular Oswestry location. Offering spacious living accommodation with a dual-aspect lounge/diner, converted attic bedroom, and French doors leading to a private garden with decking and direct access to Gatacre playing fields.



01691 670320

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



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01691 670320



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- **NO UPWARD CHAIN**
- **French doors opening onto private garden**
- **Spacious three-storey end-terrace house**
- **Sought-after Oswestry location**
- **Stylish attic conversion providing a third bedroom**
- **Direct rear access to Gatacre playing fields**

DIRECTIONS

From the Mile End roundabout, take the exit onto the B4579 towards Oswestry town centre. At the next roundabout, take the second exit and continue for about a mile. Follow the road along Beatrice Street, then turn left onto Llwyn Road. At the mini-roundabout, take the second exit. Number 83 will be on your left.

W3W

///allergy.crumbles.brush

DESCRIPTION

Halls are delighted with instructions to offer 83 Llwyn Road in Oswestry.

Situated in a popular residential area, this attractive three-storey end-terraced home provides easy access to Oswestry town centre, local amenities, and nearby schooling. The location is ideal for families and professionals alike, offering a friendly community setting with the convenience of nearby transport links.

SITUATION

The property is set on the outskirts of Oswestry town centre, which can be reached easily on foot, local transport which serves the area or car. 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 offers commuters easy access to main line routes.

SCHOOLING

The area offers a wide selection of well-regarded primary schools in and around Oswestry, including Woodside Primary School, Whittington C of E Primary School, Morda C of E Primary School, and Holy Trinity Primary Academy.

It also boasts excellent independent and secondary educational opportunities, including 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 PROPERTY

This well-appointed property offers spacious and versatile accommodation arranged over three floors.

The ground floor features a generous dual-aspect lounge/dining room with French doors opening onto the rear garden, creating a bright and sociable living space.

The first floor includes two comfortable bedrooms and a family bathroom, while a converted attic offers a large third bedroom accessed via a fixed staircase—ideal as a principal suite, guest room, or home office.

OUTSIDE

Externally, the rear garden enjoys a delightful wooden decked area, lawns, and a rear gate offering direct access onto the neighbouring Gatacre playing fields—perfect for outdoor recreation and family enjoyment.

THE ACCOMMODATION COMPRISES:

Ground floor - Dining/Living Room, Kitchen and Store Room
First floor - Bedroom 2, Bedroom 3 and Family Bathroom
Second floor - Bedroom 3 (converted attic room)

GENERAL REMARKS

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 B.

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.