







28 Prince Street, Oswestry, SY11 1LD  
Offers In The Region Of £150,000

Roger Parry and Partners are pleased to offer for sale this well presented two double bedroom mid terraced home to the market, benefitting from no onward chain. Located within walking distance of Oswestry town, the property is ideal for first time buyers, investors or those looking to downsize. Having two reception rooms, a modern kitchen, two bedrooms and a modern bathroom and shower room. To the rear is gated access to a parking area and courtyard. This property is ready to move straight into as the current owner has carried out a full scheme of updating and renovation.





**SUMMARY**

The current owner has undergone a programmed of updating recently to include new flooring/carpets throughout, newly decorated, installed new kitchen, shower room and bathroom. Newly fitted front door and windows. Simply must be viewed.

**LOCATION**

The property is conveniently situated, just outside the town centre shopping area, which is within walking distance as are a number of other general amenities. Commuters have ready access to road links accessing the A5.

**FRONT**

Enclosed gated area ideal for bin storage.

**LIVING ROOM**

11 x 9'9 (3.35m x 2.97m)

The bright lounge has a window to the front, radiator and shelving to alcoves. A door leads through to the dining room.

**DINING ROOM**

11'1 x 10'10 (3.38m x 3.30m)

The dining room has a window to the rear, stairs leading to the first floor and alcove fitted shelving. A door leads through to the kitchen.

**KITCHEN**

6'3 x 8'10 (1.91m x 2.69m)

The well appointed and newly fitted kitchen has a range of base and wall units with work surfaces and splash backs, a part glazed door leads out to the garden and there is a window to the side. The kitchen has a single bowl sink with a mixer tap and drainer, integrated oven and hob with extractor hood above and void for appliances. A door leads through to the ground floor shower room.

**SHOWER ROOM**

Newly fitted with enclosed shower, vanity unit with wash hand basin and WC. Heated towel rail and window to the rear.

**STAIRS AND LANDING**

The first floor has a split staircase with a one side leading to the bathroom and the other leading to the two bedrooms.

**BEDROOM ONE**

10 x 9'10 (3.05m x 3.00m)

Double room with window to the front, built in storage cupboard and shelving to alcove, radiator and ceiling light.

**BEDROOM TWO**

8'6 x 10'10 (2.59m x 3.30m)

Double room with window to the rear, ceiling light and radiator. There is built in storage and shelving.

**BATHROOM**

6'3 x 6'10 (1.91m x 2.08m)

Newly fitted with panelled bath and shower attachment, vanity unit with WC and wash hand basin. Window to the rear, heated towel rail, ceiling light and extractor fan.

**EXTERNAL****REAR**

There is a rear courtyard and patio area, leading to the parking area enclosed with double gates and fencing.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water, gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 15 Mbps & Superfast 80 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquiries.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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Floor Plan  
(not to scale - for identification purposes only)





**Local Authority:** Shropshire

**Council Tax Band:** A

**EPC Rating:**

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### Directions:

From Willow Street turn right onto Castle Street. Proceed along and take the third turning on the left onto Prince Street where the property will be seen on the right hand side, identified by our for sale board.

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.