

FOR SALE

Halcyon Cottage Oak Street, Oswestry, Shropshire, SY11 1LL

Halls 1845



FOR SALE

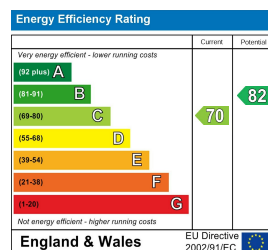
Offers in the region of £250,000

Halcyon Cottage Oak Street, Oswestry, Shropshire, SY11 1LL

**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



An immaculately presented and sympathetically restored Period Mews Cottage set within walking distance of the town centre. The property offers a large open plan kitchen/dining/living area with log burner, lounge, 3 double bedrooms with vaulted ceilings, a contemporary bathroom, together with many retained original features.



01691 670 320

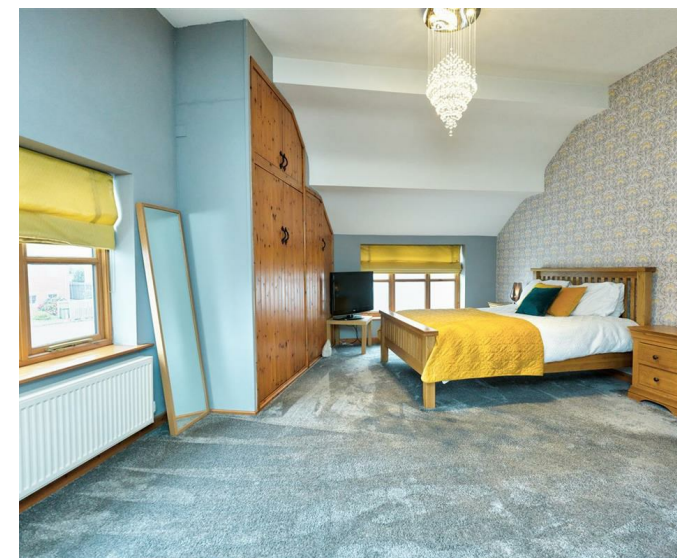
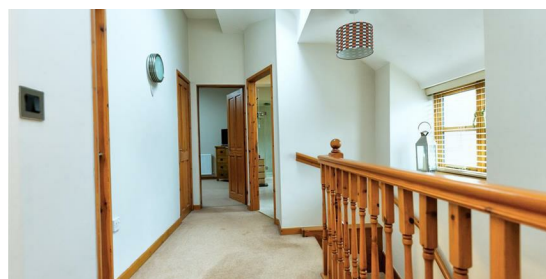
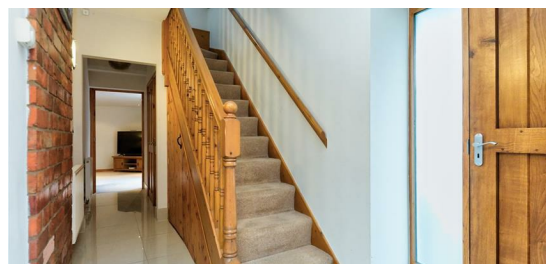
**Oswestry Sales**  
 20 Church Street, Oswestry, SY11 2SP  
 E: oswestry@hallsgb.com



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2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Immaculately Presented Period Property
- Easy Access to Town Centre
- Open Plan Kitchen/Dining/Living Area with Log Burner
- 3 Double Bedrooms
- Sympathetically Restored
- High Vaulted Ceilings

#### DIRECTIONS

From the Agent's office on Church Street turn left onto Willow Street and proceed until reaching the first crossroads at which turn right onto Castle Street. Take the first left onto Oak Street and continue and the property will be found on the right hand side as identified by the Agent's for sale board.

#### SITUATION

The property is situated towards the fringe 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

An immaculately presented mews style home offering a warm and inviting layout right in the heart of town. Inside, the open-plan kitchen/dining/living area is the heart of the property, designed for both functionality and style. The kitchen features built-in appliances and smart storage solutions, blending seamlessly with a comfortable living area with a log burner ideal for relaxing or casual dining. In addition there is a separate lounge and guest cloaks/WC. Upstairs, three double bedrooms provide a surprising amount of space, each with charming features such as built in wardrobes and vaulted ceilings with Velux windows. The modern bathroom is sleek yet simple, with a walk-in shower and separate bathtub with quality finishes. This home is perfect for someone who values low maintenance and wants to enjoy the perks of a town-centre lifestyle, with easy access to everything right on the doorstep.

#### ENTRANCE

Slate tiled steps lead up to a wood clad doors which leads into:

#### ENTRANCE HALL

With tiled flooring, stairs rising to the first floor with timber balustrading, central heating thermostat, radiator.

#### GUEST CLOAKS/WC

With low level flush WC, wall mounted wash hand basin. Worcester combi central heating boiler, front aspect wooden framed double glazed window.

#### OPEN PLAN KITCHEN/DINING/LIVING AREA

Beautifully fitted with a range of contemporary wood effect base units and eye level wall cupboards with worktops over and tiled surround. One and a half bowl sink and drainer with mixer tap. BUILT-IN BOSCH DISWASHER, BUILT-IN BOSCH INDUCTION HOB, BUILT-IN SMEG OVEN/GRILL and BUILT-IN HOTPOINT EXTRACTOR FAN above. BUILT-IN FRIDGE/FREEZER, space for appliances, two exposed feature brick walls, log burner with slate tiled hearth, dual aspect wooden framed double glazed windows.

#### LOUNGE

Wooden framed double glazed French doors, wall hung log effect electric fire, radiator.

#### FIRST FLOOR LANDING

Front aspect wooden framed double glazed window, storage cupboard, doors leading into:

#### BEDROOM 1

Vaulted ceiling, double aspect wooden framed double glazed windows, feature fireplace with wooden surround and electric fire, built-in wardrobes.

#### BEDROOM 2

Vaulted ceiling with Velux windows, built-in cupboards, door into:

#### JACK AND JILL BATHROOM

Large panelled bath, separate shower cubicle with shower wand and overhead rain head shower, sink with mixer tap and vanity unit below, low level flush WC. Heated towel rail, tiled flooring, partial tiled walls.

#### BEDROOM 3

Built-in wardrobes and cupboard, Velux windows.

#### OUTSIDE

To the front of the property is a raised brick flower bed and a small seating area.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

The fitted carpets as laid, curtains, blinds, light fittings and microwave. Only those items described in these particulars are included in the sale.

#### SERVICES

Mains, water, electricity, drainage and gas are understood to be connected. 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 band in Council Tax Band C - Shropshire Council.

#### VIEWINGS

By appointment through the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.