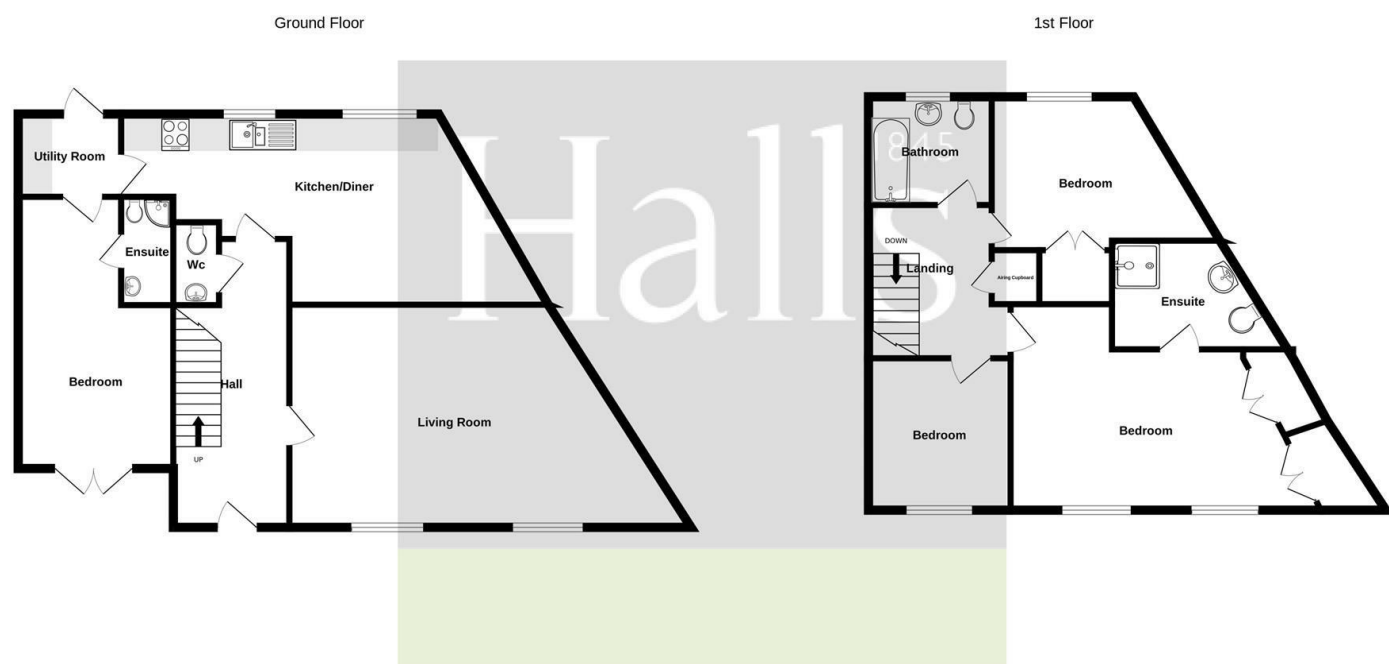


FOR SALE

14 Oswalds Well Lane, Oswestry, SY11 2TP



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

Auction Guide Price £170,000

14 Oswalds Well Lane, Oswestry, SY11 2TP

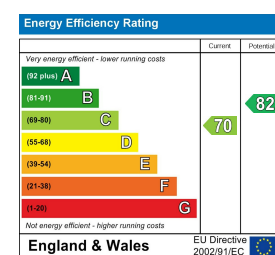
\*\*\*FOR SALE BY PUBLIC AUCTION - FRIDAY 24TH JULY 2026\*  
 AUCTION GUIDE PRICE: £170,000 - £180,000

A four bedroom link detached property in need of modernisation.

**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

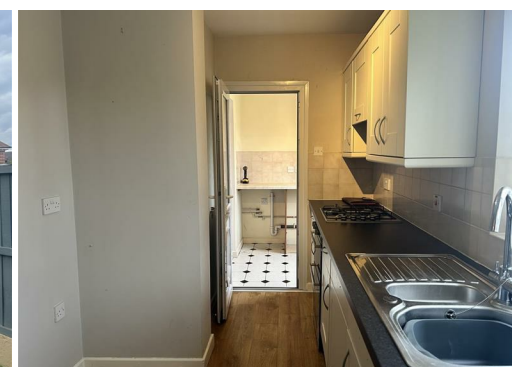


01691 670320

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



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2 Reception  
Room/s

4 Bedroom/s

3 Bath/Shower  
Room/s

- For Sale by Public Auction
- Link-Detached Four Bedroom Family Home
- Excellent Opportunity for Occupiers or Investors
- Enclosed Low Maintenance Rear Garden
- Requiring Updating & Improvement
- Ample Driveway Parking

**DESCRIPTION**

Halls are delighted to offer this substantial detached family home for sale by Public Auction. Occupying a pleasant position within a popular residential development, the property offers spacious and versatile accommodation extending over two floors together with driveway parking, an integral garage and enclosed rear garden.

The accommodation provides excellent potential for a purchaser seeking a property that can be improved and updated to suit individual tastes and requirements. Whilst some cosmetic refurbishment and general modernisation are required, the house offers well-proportioned rooms throughout and presents an exciting opportunity for owner occupiers or investors.

The ground floor comprises an entrance hall with cloakroom/WC, a generous living room, kitchen/dining room, utility room and a useful ground floor bedroom with en-suite facilities, offering flexibility for multi-generational living or guest accommodation.

To the first floor are three further bedrooms, including a spacious principal bedroom with en-suite shower room, together with a family bathroom serving the remaining two bedrooms.

**OUTSIDE**

To the front, the property is approached via a driveway providing off-road parking. A lawned frontage helps create an attractive approach to the property.

The rear garden is enclosed by fencing and has been designed for ease of maintenance, incorporating artificial lawn, gravelled seating areas and gated access. The garden provides a private outdoor space with scope for further landscaping if desired.

**SITUATION**

The property is situated on Oswalds Well Lane, a well-established residential area on the edge of Oswestry town centre. Oswestry offers a comprehensive range of day-to-day amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and both primary and secondary schooling.

The town enjoys excellent road connections via the A5 linking to Shrewsbury, Chester and the wider motorway network.

**DIRECTIONS**

From Oswestry town centre, proceed along Church Street and continue onto Upper Brook Street. At the traffic lights, turn left onto Cabin Lane and continue to the roundabout, taking the second exit onto Middleton Road. Follow Middleton Road for approximately half a mile before turning right into Oswalds Well Lane. Continue along the lane, where No. 14 will be found after a short distance on the right-hand side.

**W3W**

///cherry.vibrating.tech

**AUCTION/LEGAL PACK**

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

**BUYERS PREMIUM**

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 3.5% of the purchase price, plus VAT or a minimum fee of £4,000, plus VAT (£4,800). This will apply if the property is sold before, at or after the Auction.

**BUYERS REGISTER**

Purchasers interested in bidding for a lot are required to complete a BUYER'S REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

**CONDITION OF SALE**

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) [a copy of which is included with the Legal Pack]. Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

**SERVICES**

The property benefits from mains water, electric and gas.

**LOCAL AUTHORITY**

Shropshire County Council.

**COUNCIL TAX BAND**

Council Tax Band: C

**POSSESSION AND TENURE**

Freehold with vacant possession on completion.

**VIEWINGS**

Strictly by appointments with the selling agent.

**\*IMPORTANT\* AUCTION ANTI-MONEY LAUNDERING REQUIREM**

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit [www.hallsgb.com/aml-requirements](http://www.hallsgb.com/aml-requirements).