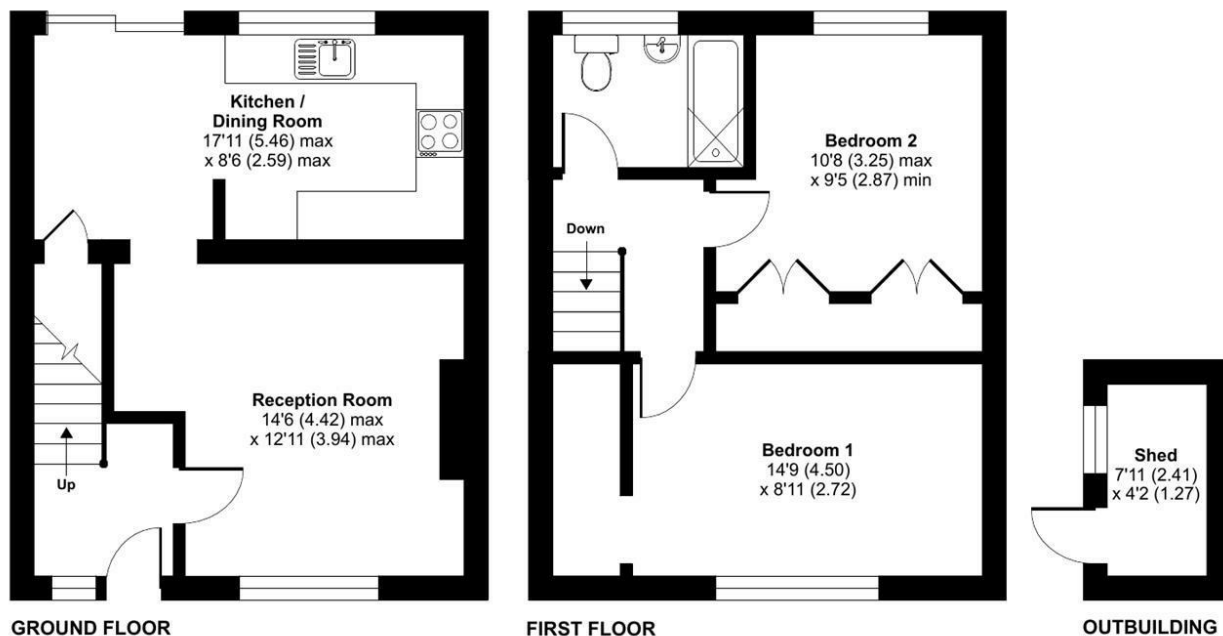


FOR SALE

99 Vyrnwy Road, Oswestry, Shropshire, SY11 1NZ



Approximate Area = 810 sq ft / 75.3 sq m  
Outbuilding = 33 sq ft / 3 sq m  
Total = 843 sq ft / 78.3 sq m  
For identification only - Not to scale



FOR SALE

Offers in the region of £172,500

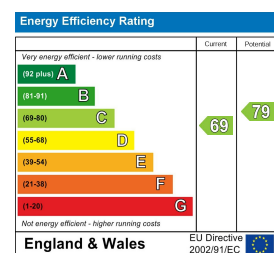
99 Vyrnwy Road, Oswestry, Shropshire, SY11 1NZ

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1464683

**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@hallsgb.com



Well-presented two-bedroom home with driveway parking, spacious kitchen/dining room and enclosed rear garden close to Oswestry town centre.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Convenient Oswestry location close to amenities
- Enclosed low-maintenance rear garden
- Driveway parking to the front
- Modern kitchen/dining room
- Spacious sitting room with feature fireplace

To the first floor are two generously proportioned bedrooms, both offering excellent natural light and versatile accommodation, together with a modern family bathroom fitted with a white suite.

Externally, the property benefits from off-road parking to the front together with an enclosed rear garden incorporating paved seating areas and low-maintenance sections ideal for entertaining and everyday enjoyment.

**OUTSIDE**

To the front of the property is a tarmac driveway providing off-road parking.

The enclosed rear garden has been designed with ease of maintenance in mind and incorporates paved seating and entertaining areas together with artificial lawn sections and useful storage space.

**SITUATION**

The property occupies a convenient position within Oswestry, offering excellent access to a range of local amenities including supermarkets, schools, leisure facilities and independent shops. Oswestry town centre is within easy reach together with good road links to the A5 providing onward access towards Shrewsbury, Wrexham and Chester.

**DIRECTIONS**

From Halls Oswestry office proceed out of town along Willow Street continuing onto Castle Street. At the roundabout take the second exit onto Beatrice Street and continue ahead. Proceed onto Gobowen Road before turning left onto Vyrnwy Road, where the property will be found on the left-hand side.

**SCHOOLING**

The property is conveniently situated for a range of primary and secondary schools within Oswestry.

**SERVICES**

We understand the property benefits from mains water, mains electricity, mains drainage and mains gas central heating.

**TENURE**

We understand the property is of freehold tenure, subject to confirmation by the purchaser's solicitor.

**COUNCIL TAX BAND**

Council Tax Band - A

**VIEWINGS**

Strictly by appointment through Halls, Oswestry Office.

**ANTI - MONEY LAUNDERING (AML)**

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.