

Town & Country

Estate & Letting Agents



10 Upper Church Street, Oswestry, SY11 2AE

Offers In The Region Of £150,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this truly delightful character grade II listed town house steeped in history and lovingly maintained by the present owner. The property is set over three floors and is full of its original charm yet offers a very comfortable home for those wanting a convenient location within walking distance of the town centre. Believed to date back around 200 years, the property has had many uses during its time and the character still remains. The accommodation offers a spacious lounge/ dining room, kitchen/ breakfast room, bathroom, bedroom and a fantastic top floor that has a living area with mezzanine bedroom and access to a balcony for enjoying those sunny days. Oswestry town is just a short walk offering every day amenities. A superb property worthy of viewing.

Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and at the junction turn left. At the traffic lights turn right onto Upper Church Street where the property will be found on the right hand side identified by our for sale board.

History & Overview

The property is steeped in history and dates back approximately 200 years. The ground floor was originally used as access to the stables of the former Green Dragon Inn. We are informed by the owner that there is still a sign stating Green Dragon on the front of the property that is covered up at present to preserve it. The upstairs accommodation was used for the grooms. During the early 1900's the property was owned by A lady called Mrs Rose and was used as a sweet shop. In the 1970's the property was used as a bag shop. The current owners have been in residence since 1998 and the property became a bookbinders and printers until 2023. There is on street parking available nearby and the house is easily accessible to shops, dentists, schools and doctors.

Accommodation Comprises

Lounge/ Dining Room 19'11" x 10'1" (6.08m x 3.09m)



The good sized, bright lounge/ dining room has a window to the front with storage underneath, a part glazed door to the front, radiator, parquet flooring, the original beamed ceiling and a focal cast iron range fireplace with a beam over. A part glazed door leads through to the kitchen.

Additional Photograph



Fireplace



Kitchen/ Breakfast Room 12'9" x 9'6" (3.91m x 2.92m)



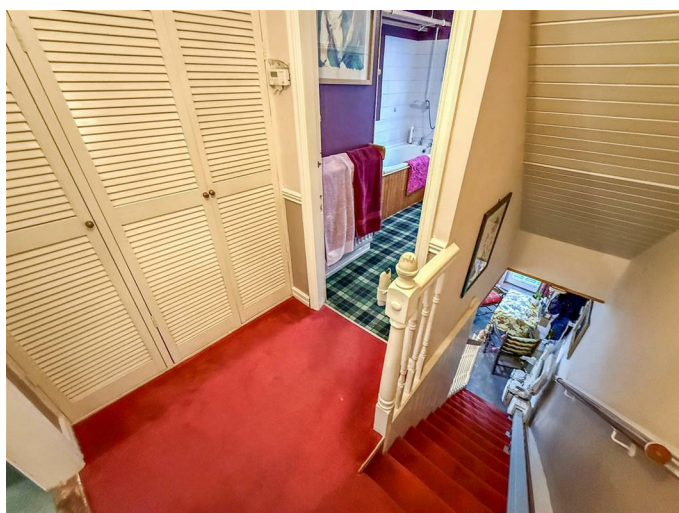
The kitchen/ breakfast room has a part glazed door leading out to the rear, a window to the rear, fitted base and wall units with work surfaces over, cooker space, vinyl flooring, stainless steel sink, space for a fridge, radiator, Vaillant gas fired boiler, under

stairs cupboard and a staircase leading to the first floor.

Additional Photograph



First Floor Landing



The first floor landing has a plate rack, built in storage cupboards and a staircase leading to the second floor. Doors leads to the bedroom and the bathroom.

Bathroom 10'5" x 9'8" (3.18m x 2.97m)



The good sized bathroom has a window to the rear, low level w.c, wash hand basin, panelled bath with electric shower over, part tiled walls, radiator, built in cupboard and an airing cupboard off.

Bedroom One 12'0" x 10'5" (3.67m x 3.18m)



The double bedroom has a window to the front, radiator, understairs storage and alcove shelving creating a small study space.

Additional Photograph



Second Floor 20'8" x 10'2" (6.31m x 3.10m)



The second floor accommodation is a real feature of this lovely property. There is a vaulted ceiling, a window to the front, radiator and a focal open brick fireplace with a quarry tiled hearth and mantle over. There is also a large built in cupboard offering good storage. A glazed door to the rear opens onto a balcony and patio area (recently refurbished) with wrought iron railings and a storage cupboard. A great place to sit and relax on a warm summers evening. The room also has aloft ladder that gives access to a mezzanine bedroom area with a velux window.

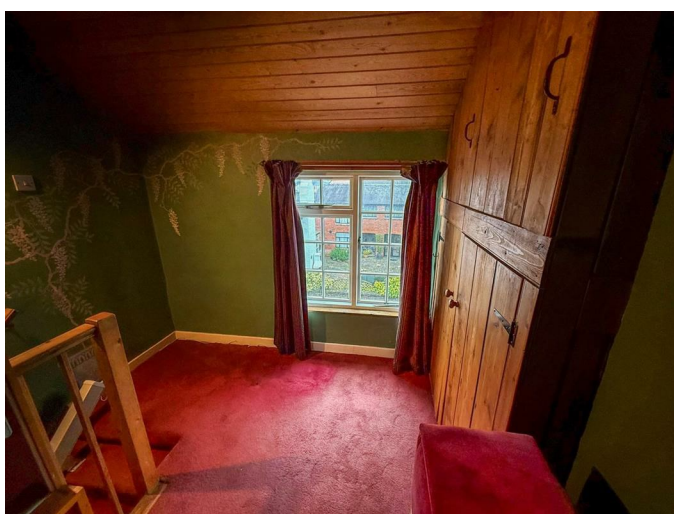
Sitting Room/ Bedroom



Additional Photograph



Additional Photograph



Mezzanine Bedroom Area



To The Outside



To the rear of the property there is a paved area for bin storage along with a purpose built workshop measuring 3.35m x 2.98m having power, lighting and two phase electric. There is also a coal bunker located near the passageway to the front.

Agents Note

We are informed by the owners that there are various items of furniture at the property that they will be looking to sell. A list of the items is available from our office on request.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

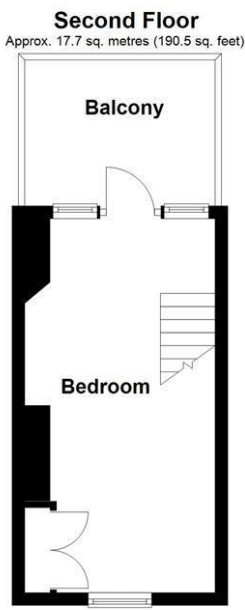
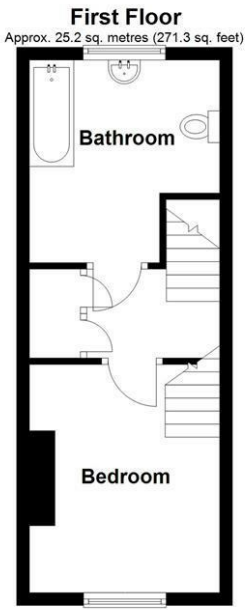
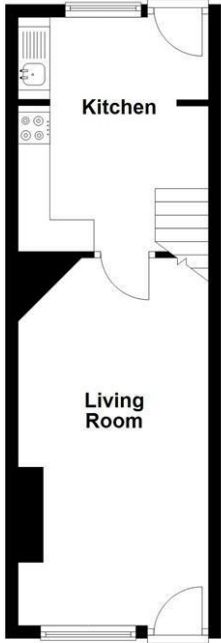
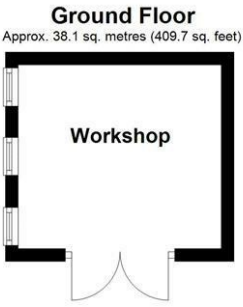
Saturday: 9.00am to 2.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

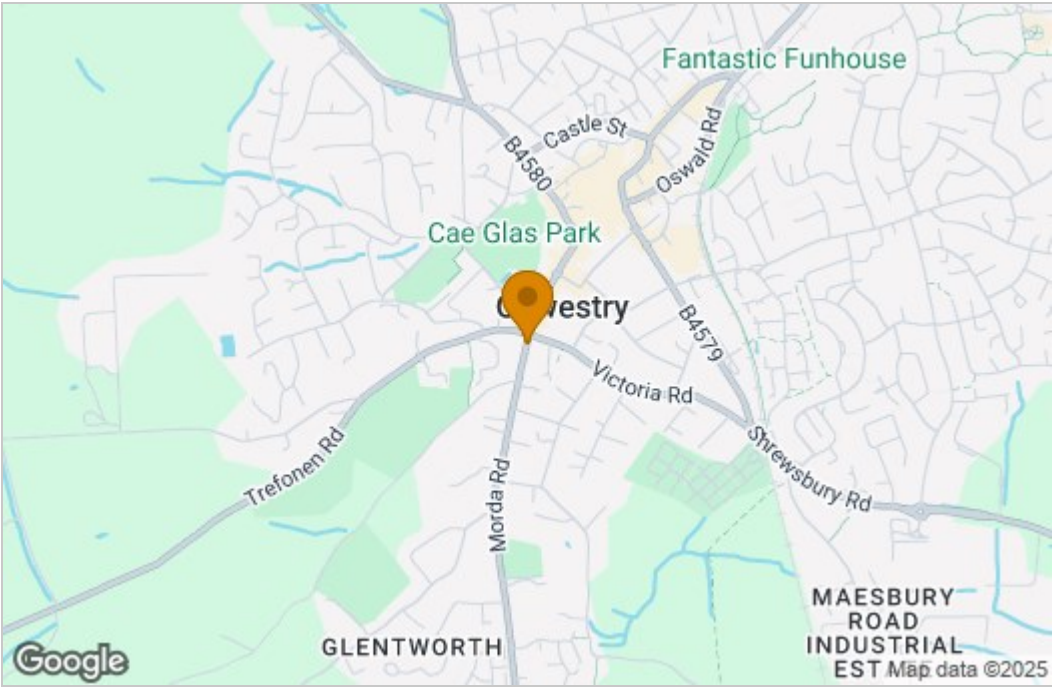
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

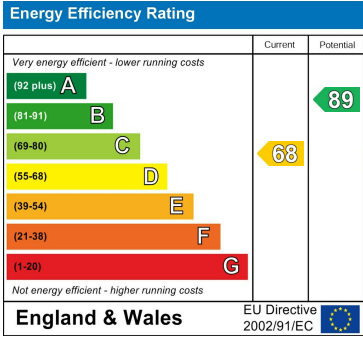


Total area: approx. 81.0 sq. metres (871.5 sq. feet)

Area Map



Energy Efficiency Graph



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