



Auction Guide Price Excess £70,000

10 Upper Lord Street, Oswestry, SY11 1LT

 2 Bedrooms

 1 Bathroom

10 Upper Lord Street, Oswestry, SY11 1LT



General Remarks

For sale by Public Auction at 2.00 pm on 19th March 2026 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

A centrally located two bedroom mid terrace property situated in a quiet cul-de-sac within walking distance of Oswestry town centre and all local amenities. The property would make an ideal investment property or downsizing move and includes a small rear yard. There is gas fired central heating throughout and uPVC double glazing. Early inspection is highly recommended.

Location: The property is situated close to the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

A part glazed uPVC door leads into:

Living Room: 11' 3" x 9' 8" (3.42m x 2.94m)
Radiator, TV point, telephone point and opening into:

Dining Room: 12' 7" x 11' 3" (3.83m x 3.42m)
Radiator, stairs to first floor landing, central heating control and doorway to:

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Kitchen: 9' 7" x 5' 0" (2.93m x 1.52m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainer. Integrated oven and grill with extractor hood over. Space/plumbing for washing machine, tiled floor, newly fitted Worcester gas fired boiler, part glazed uPVC door to rear yard and separate door to:

Stairs to first floor landing: Access to loft space and doors off to:

Shower Room: 5' 0" x 4' 6" (1.53m x 1.38m) Suite comprising corner shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls and radiator.

Bedroom 1: 11' 3" x 9' 8" (3.42m x 2.94m) Fitted wardrobes and radiator.

Bedroom 2: 12' 7" x 8' 7" (3.83m x 2.61m) Radiator.





Outside: To the rear of the property is a small brick paved yard.

Agent's Note: There appears to be evidence of historic structural movement at the property. No structural survey has been carried out and interested parties should make their own enquiries as to the rectification works required.

Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price subject to a minimum fee of £3,600 incl. VAT.

Solicitor: Nexa Law Limited, Office 1 The Church Offices, Salop Road, Oswestry, SY11 2NR. Contact: Michael Keeling. Tel: 01691 655060. Email: michael.keeling@nexa.law

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We are informed that the property is connected to mains gas, water, electricity and drainage supplies.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

Council Tax Band: Council Tax Band - 'A'.

EPC: EPC Rating 59|D

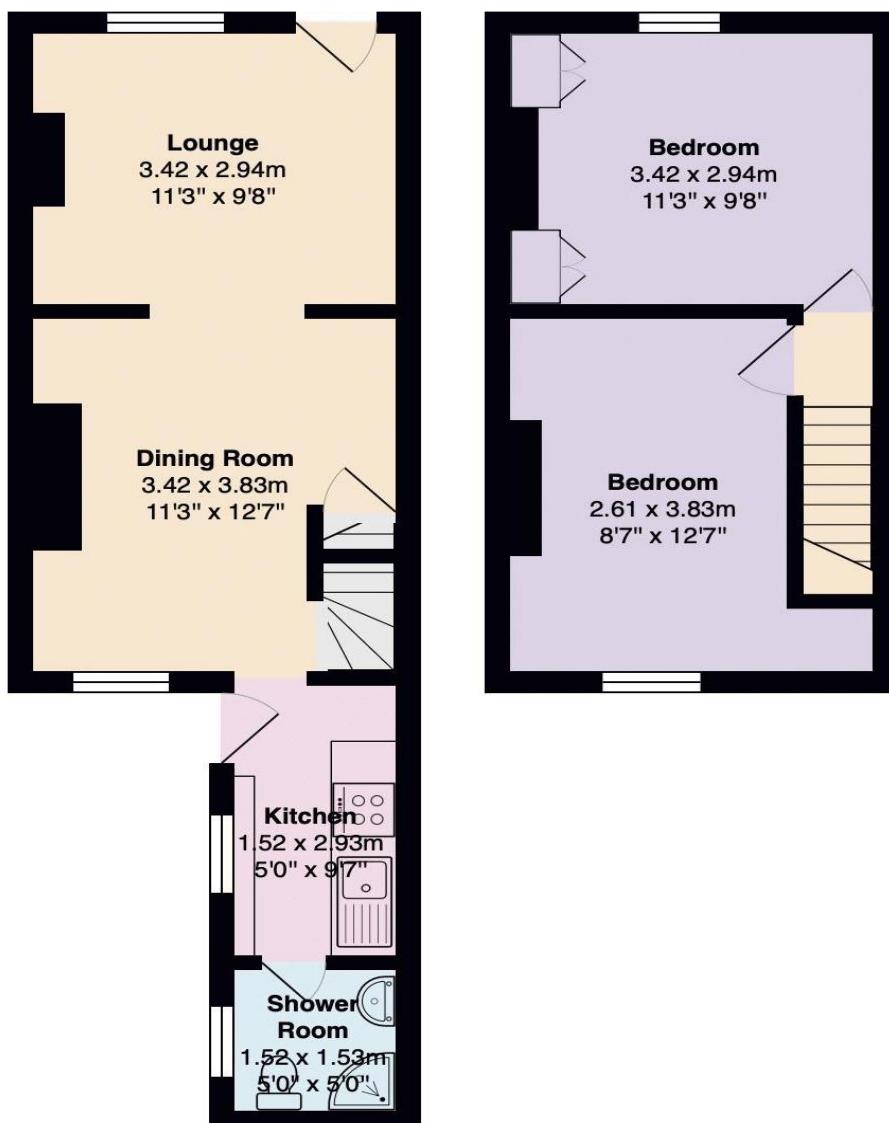
Directions: From Oswestry town centre proceed up Willow Street and turn right at the crossroads onto Castle Street. Take the first left turning onto Oak Street and turn right onto York Street. Continue ahead taking the first turning on the right into Upper Lord Street, where the property will be found at the end of the cul-de-sac on the right hand side.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



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