

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £169,950

29 Lloyd Street, Oswestry,  
Shropshire, SY11 1NL

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🏠 2 Bedrooms

🚿 1 Bathroom



# 29 Lloyd Street, Oswestry, Shropshire, SY11 1NL



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### General Remarks

A spacious and characterful two bedroom mid terrace property situated in this quiet yet central location with an open outlook to the front. The property retains a wealth of characterful features whilst providing light and airy living accommodation which connects with much improved rear gardens. All rooms are good sized and the property is warmed by gas fired central heating. Early inspection is highly recommended as the property is offered for sale with no onward chain.

**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

Covered entrance porch with a part glazed door into:

**Hall:** Decorative quarry tile flooring, radiator, stairs to first floor landing and doors off to:

**Living Room:** 13' 3" into bay x 9' 4" max (4.05m into bay x 2.84m max) Gas fireplace, wood flooring, bay window to front, telephone point and radiator.

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 expressly 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.

**Dining Room:** 12' 9" x 12' 11" (3.89m x 3.93m)  
max Quarry tiled flooring, radiator, understairs  
cupboard, thermostat and door to:

**Kitchen:** 16' 0" x 7' 10" narrowing to 4' 11"  
(4.88m x 2.40m narrowing to 1.49m) Modern  
range of fitted base level/eye level wall units with  
worktops over and inset 1.5 bowl stainless steel  
sink/drain. Integrated double oven with hob  
and extractor hood over. Integrated fridge,  
freezer, dishwasher and washing machine.  
Radiator, spotlights to ceiling and door to:

**Rear Entrance Porch:** 5' 5" x 2' 11" (1.66m x  
0.90m) Main combi gas fired boiler and part  
glazed door to garden.

**Stairs to First Floor Landing:** Access to loft  
space and doors off to:

**Bedroom 1:** 13' 0" x 10' 11" (3.97m x 3.33m)  
Wood flooring, radiator and open views to the  
front.

**Bedroom 2:** 10' 5" x 10' 0" (3.18m x 3.05m) max  
Radiator.







**Bathroom:** 11' 4" x 8' 0" (3.45m x 2.45m) max Suite comprising of roll top bath, separate shower cubicle with mixer shower, pedestal hand wash basin and low level flush W.C. Wood flooring, heated towel rail, spotlights to ceiling and radiator.

**Garden:** The rear gardens have recently been the subject of a scheme of improvement works. They are now mainly hard landscaped bordered by flowering beds, timber fencing and pedestrian access gates.

**EPC Rating:** Awaiting EPC assessment.

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

**Local Authority:** Shropshire Council, The Shirehall, Shrewsbury, SY2 6ND. Tel: (0345 678 9000)

**Council Tax Band:** Council Tax Band 'A'.

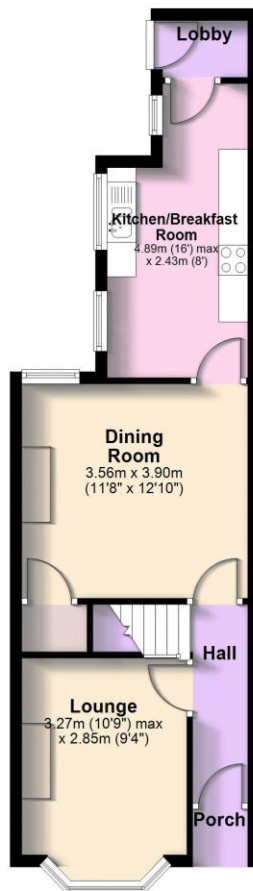
**Directions:** From Oswestry town centre proceed up Willow Street and turn right at the crossroads onto Castle Street. Continue taking the last left hand turning into Castlefields (just before the Zebra crossing). Proceed to the bottom and bear left onto Albert Road, before turning right onto Caer Road and taking the first left onto Lloyd Street. The property will then be found on the left hand side.





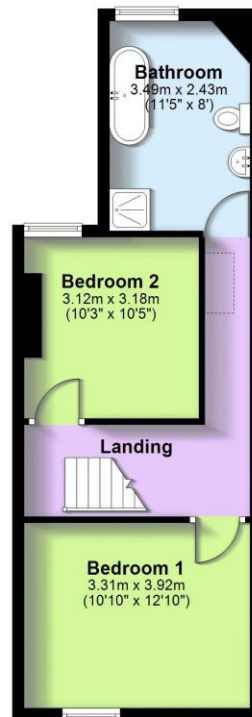
## Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



## First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 82.4 sq. metres (887.0 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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