



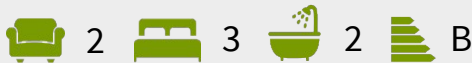
13 HOLBACHE ROAD

| OSWESTRY | SY11 1RP



An immaculately presented three-bedroom semi-detached family home offering thoughtfully designed and well-proportioned living accommodation, together with off-road allocated parking and an attractive garden. Occupying an enviable position on the perimeter of a popular development within walking distance of Oswestry town centre.

**Offers in the region of £319,995**



- Semi-detached Family Home
- Circa 1,100 sq ft
- Master Bedroom with En-Suite and Walk-in Wardrobe
- Attractive Gardens
- Popular Convenient Location
- No Onward Chain

## DESCRIPTION

Halls are delighted with instructions to offer 13 Holbache Road Oswestry for sale by private treaty and with the benefit of no onward chain.

The property is a modern three-bedroom semi-detached family home which boasts over 1,100 sq ft of thoughtfully designed and well-presented living accommodation, arranged across two generously proportioned floors.

Complementing the well-balanced internal accommodation is private allocated parking, together with an enclosed rear garden thoughtfully designed for ease of maintenance and providing a pleasant space for outdoor dining and entertaining.

## SITUATION

Holbache Road is a highly regarded small development situated just a short walk from Oswestry town centre. The thriving market town offers an excellent range of independent shops, cafés, restaurants, and leisure facilities, together with reputable primary and secondary schooling. The area is well served by transport links, with easy access to the A5/A483 for commuting to Shrewsbury, Wrexham, and Chester, and nearby rail connections from Gobowen Station.



## SCHOOLING

The property enjoys a highly convenient position within easy reach of a number of well-regarded educational establishments including Holy Trinity C of E Primary Academy & Nursery, The Marches School, The Meadows Primary School, Woodside Primary School, Our Lady and St Oswald's Catholic Primary School, and North Shropshire College, providing excellent educational opportunities for a wide range of ages.

## THE PROPERTY

The property is principally accessed via the front door which opens into an entrance hall, where stairs rise to the first floor and doors allow access into the ground floor accommodation, with the principal living space comprising an impressive open-plan kitchen/reception/dining room. This particularly well-proportioned and versatile room serves as the heart of the home, with an attractive bay window to the front elevation providing an excellent level of natural light and ample space for a number of different seating and dining arrangements.

To the rear is the kitchen area, comprising a range of fitted cupboards and drawers with work surfaces over, together with integrated appliances, whilst double-opening doors lead directly onto the garden; thus allowing the room to function as a particularly sociable space ideally suited to entertaining and everyday family life.

Completing the ground floor accommodation is a conveniently positioned cloakroom, together with a useful utility room providing valuable additional storage space.



Stairs rise to a first-floor Landing, which incorporates a recessed storage cupboard and provides access to three comfortably proportioned bedrooms, each well suited to the requirements of family living. The principal bedroom benefits from its own en-suite, comprising a modern suite, together with a useful walk-in wardrobe providing excellent storage. The remaining bedrooms are served by a well-appointed family bathroom containing a panelled bath, wash hand basin and low-flush WC.

### OUTSIDE

The property is approached from the pavement via a paved pathway leading to the front entrance, enclosed by low-level brick walling with wrought-iron railings and a pedestrian gate.

The rear gardens are a notable feature of the property and provide a wonderful complement to the home, whilst at present comprising a paved patio area representing an ideal space for al fresco dining with a versatile timber shed providing ample outside storage, this leading on to an expanse of well-tended lawn.

### DIRECTIONS

From the Halls office in Oswestry, proceed along Church Street towards Cross Street and turn right onto Leg Street. Continue straight over the mini roundabout and take the next left onto Holbach Road where Number 13 will be found shortly on the left-hand side.

### W3W

///neater.backpacks.group

### MANAGEMENT CHARGE

A service charge of £379.32 per annum is payable by monthly direct debit instalments of £31.61 to Trinity Estates. The charge relates to the wider Holbach Road development and covers the maintenance and upkeep of the communal grounds, including the private parking area within the gated development.



### SERVICES

We understand that the property has the benefit of mains electricity, water, gas, and drainage.

### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

### COUNCIL TAX

This property is in council tax Band 'B' on the council register.

### POSSESSION AND TENURE

The property will be sold as freehold with vacant possession upon completion.

### ANTI-MONEY LAUNDERING (AML) CHECKS

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 (plus 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.

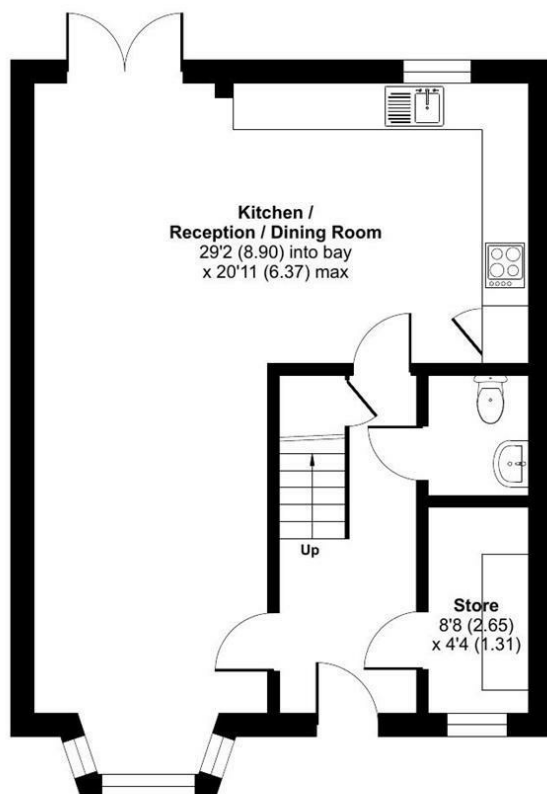
### VIEWINGS

Strictly by prior appointment through the selling agents, Halls, Oswestry Office.

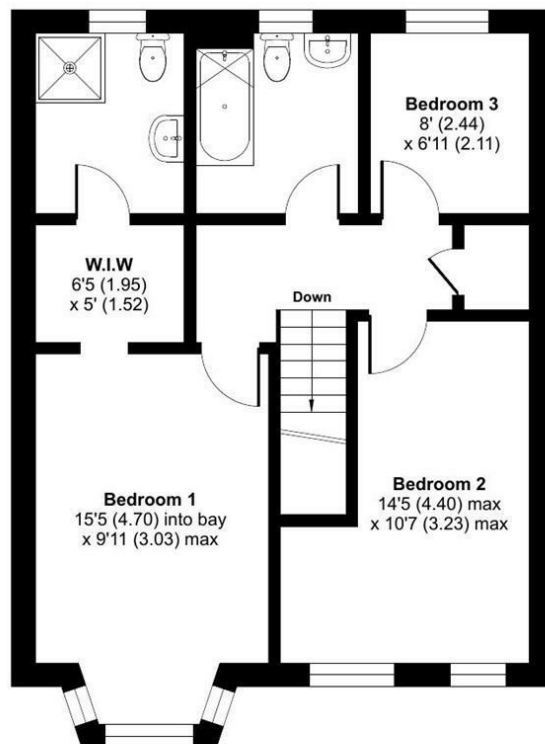


Approximate Area = 1138 sq ft / 105.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1509071

#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 94        |
| (81-91) B                                   | 84      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

**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.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.



#### OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.