



99 VYRNWY ROAD
OSWESTRY | SHROPSHIRE | SY11 1NZ



A well-presented two-bedroom mid-terrace home offering spacious accommodation, ample driveway parking and an enclosed rear garden, conveniently situated within easy reach of Oswestry town centre.

Offers in the region of £170,000



- Two-Bedroom Mid Terrace
- Well-Proportioned Accommodation
- Ideal Purchase For First Time Buyers
- Enclosed Low-Maintenance Rear Garden
- Ample Driveway Parking
- Popular and Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 99 Vyrnwy Road in Oswestry for sale by private treaty.

99 Vyrnwy Road is a well-presented and deceptively spacious two-bedroom mid-terraced home situated within a convenient residential location close to Oswestry town centre.

Offering well-balanced accommodation throughout together with driveway parking and an enclosed rear garden, the property would be ideal for first-time buyers, downsizers or investors alike.



SITUATION

28 Caer Road is situated within a popular residential area on the edge of the historic market town of Oswestry, enjoying a pleasant position with convenient access to a wide range of amenities. The property benefits from a particularly accessible setting, being within easy reach of the town centre, whilst also enjoying nearby open green spaces and countryside walks.

Oswestry provides a comprehensive range of amenities, including Schools, Supermarkets, Restaurants, Public Houses, Leisure Facilities and Independent Shops, together with a vibrant community atmosphere. Excellent transport links are available via the nearby A5, allowing straightforward access to the larger centres of Shrewsbury, Wrexham and Chester, whilst a wealth of scenic walking routes can be found throughout the surrounding Shropshire and Welsh border countryside.

THE PROPERTY

Extending to over 800 sq ft and arranged over two floors, the property offers well-proportioned accommodation suited to everyday living.

An entrance porch leads through to a generous sitting room, where a decorative fireplace provides an attractive focal point. A large front-facing window draws in plenty of natural light, giving the room a bright and welcoming feel, while its proportions allow ample space for comfortable seating.

Beyond the sitting room lies the kitchen/dining room, fitted with a selection of contemporary wall and base units providing useful storage and preparation space. The room comfortably accommodates a dining table, making it equally suited to everyday meals and entertaining, while a door provides direct access to the rear garden.



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.

OUTSIDE

To the front, a tarmac driveway provides off-road parking and leads to the covered entrance porch.

The enclosed rear garden is arranged for ease of maintenance, with a paved terrace providing space for outdoor seating and steps leading down to an area of artificial lawn. A brick-built outbuilding offers useful storage.

SCHOOLING

The property enjoys a highly convenient position within easy reach of a number of well-regarded educational establishments. 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.

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.

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

ANTI - MONEY LAUNDERING (AML)

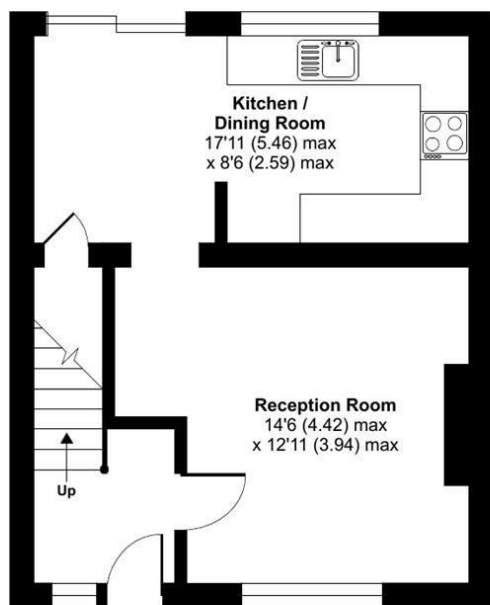
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (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

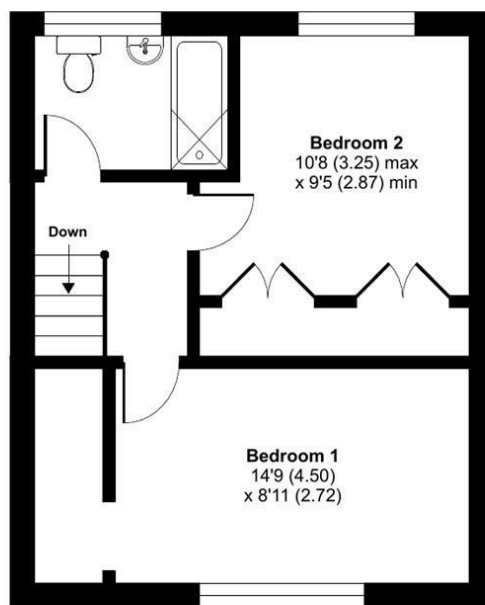
Strictly by appointment through Halls, Oswestry Office.



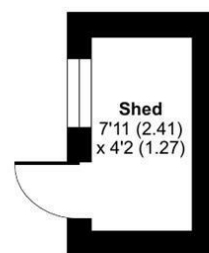
Approximate Area = 810 sq ft / 75.3 sq m
Outbuilding = 33 sq ft / 3 sq m
Total = 843 sq ft / 78.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
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

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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.