



12 Beacalls Lane, Castlefields, Shrewsbury, Shropshire, SY1 2HU

Offers in the Region Of £220,000

Attractive 2-bedroom period property located within walking distance of the town centre and station. Accommodation includes Living Room, Sitting/Dining Room, Kitchen, Wet Room, Useful Cellar (currently used as Office Space), 2 Bedrooms, Good Size, Low Maintenance Walled Rear Garden, GCH, partial DG. New Carpets, Period Features, Local Amenities Close By. Viewing Recommended. NO UPWARD CHAIN.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Glazed wooden entrance door.

Living Room 8' 11" x 11' 0" (2.72m x 3.35m)

Recently laid floor mat and carpet, period sash window to the front, beautiful working open fireplace with wooden surround and tiled hearth, period column radiator, opening to

Dining/Sitting Room 14' 3" x 11' 0" (4.34m x 3.35m)

Newly laid carpet, staircase with newly laid carpet to First Floor Landing, door to Cellar, exposed brick fireplace with original period stove inset, period column radiator, door to

Kitchen 14' 8" x 6' 11" (4.47m x 2.11m)

Fitted with base and eye level units, laminate work tops with inset 1 1/2 bowl sink unit cooker with 4 ring gas hob, oven below and filter hood above, extractor fan, tiled flooring, radiator, double glazed lantern skylight providing excellent natural lighting, double glazed French doors lead onto rear garden. Further freestanding appliances available by negotiation. Sliding door to

Wet Room 10' 1" x 3' 11" (3.07m x 1.19m)

Tiled flooring, cream aqua boarding, WC, wash basin, mixer shower, frosted double glazed window to the rear, extractor fan, radiator.

Cellar 9' 0" x 11' 9" (2.74m x 3.58m)

Wooden staircase with carpet runner, carpet, radiator, original coal chute. Has been used as an office space.

First Floor Landing

Double glazed window to the rear, access to roof space.

Bedroom 1 12' 6" x 9' 0" (3.81m x 2.74m)

Carpet, 2 sash window to the rear, radiator, over stairs storage cupboard housing Glow-worm combination central heating boiler, tailored built in wardrobes and storage.

Bedroom 2 8' 11" x 10' 8" (2.72m x 3.25m)

Carpet, sash window to the front, original fireplace, radiator.

Rear Garden

A lovely low maintenance rear garden enclosed by brick walling, with block paved patio, gravel shrub beds, cherry tree, gated access to the side leading to Severn Street (access for bins and bikes etc)

External - Front

Approached through gated onto a paved pathway leading to the entrance door, and gravel bed to the front. On-street parking to the front.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



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FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

12 Beacalls Lane SHREWSBURY SY1 2HG	Energy rating D	Valid until 29 November 2032
		Certificate number 1133-7329-3286-0631-3222

Property type	Mid-terrace house
Total floor area	75 square metres

Rules on letting this property

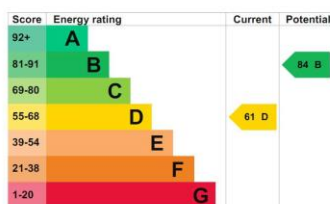
Properties can be let if they have an energy rating from A to E.

You can read [guidance on the regulations and exemptions](#) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage