



**Zaza Johnson & Bath**  
Estate Agents

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## **3 The Chase, Racecourse Crescent, Monkmoor, Shrewsbury, Shropshire, SY2 5BX**

**£87,500**

A two bedroom terraced home positioned within a beautiful Grade II listed building.

Perfect for first time buyers looking to get onto the property ladder, the spacious accommodation includes, Entrance Hall, Large Living Room, Dining Room, Kitchen, Bathroom, First Floor has two Bedrooms and WC, Residents Parking, Communal Gardens, GCH. 50% SHARED OWNERSHIP Purchaser will require an assessment and approval.



### **3 The Chase, Racecourse Crescent, Monkmoor, Shrewsbury, Shropshire, SY2 5BX**

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**

Wooden glazed entrance door.

#### **Kitchen**

Recently laid wood effect vinyl flooring, fitted with base and eye level units with laminate work tops, inset sink unit, window to the front, opening to

#### **Living Room**

Newly laid carpet, double radiator, 4 large windows to the front, door to

#### **Hallway**

Useful storage cupboard, carpeted staircase leading to First Floor Landing, wooden glazed door to rear patio, 2 windows to the rear. Storage cupboard on the staircase housing consumer unit.

#### **Bathroom**

Fitted with 3 piece suite including bath with mixer shower over, WC, wash basin with tiled splash back, extractor fan, vinyl flooring, radiator.

#### **Sitting/Dining Room**

Carpet, radiator, range of windows to the rear overlooking rear patio and communal garden.

#### **First Floor Landing**

Access to loft, built in storage cupboard housing recently installed Worcester gas combination central heating boiler.

#### **WC**

Fitted with WC and wash basin with tile splash, extractor fan, vinyl flooring.

#### **Bedroom 1**

Carpet, radiator, 2 Velux windows to the rear.

#### **Bedroom 2**

Carpet, radiator, window to the front.

#### **Outside - Front**

Communal lawn, paved pathway to the entrance with paved patio and veranda. Parking spaces.

#### **Rear Garden**

Accessed from the back door onto private paved patio which opens onto well maintained communal gardens - maintained by the management company.

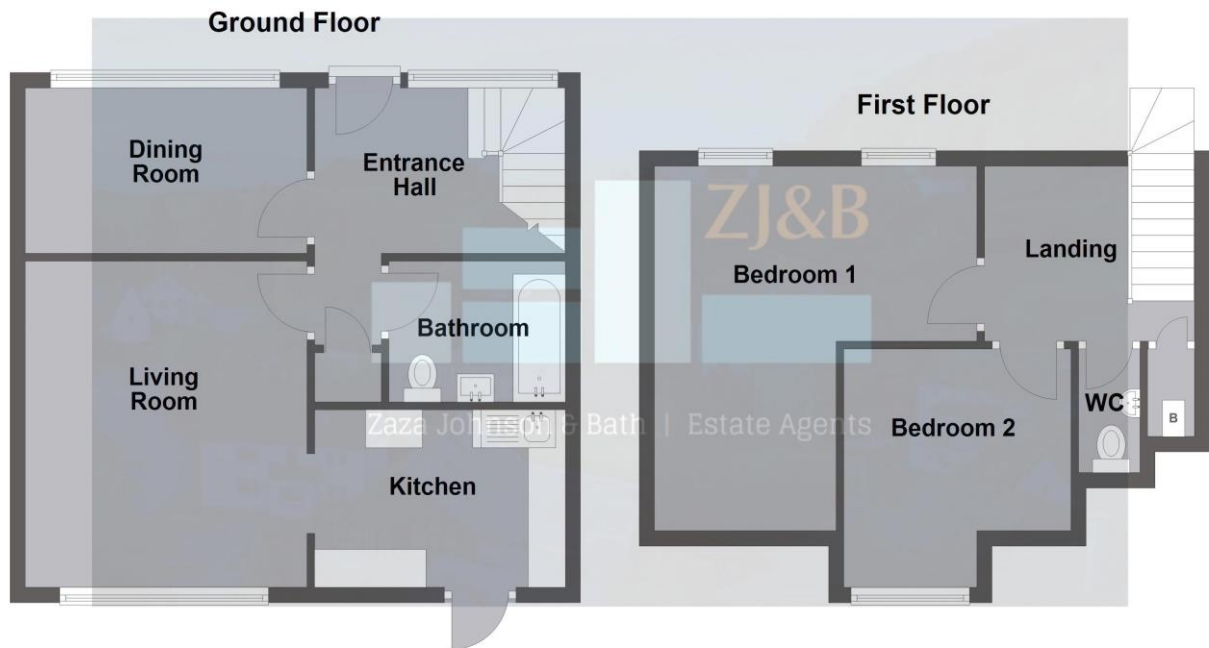
#### **Council Tax Band B**

#### **Shared Ownership & Lease Details**

To be confirmed

**Tenure:** Our client advises us that the property is Share of 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**



### 3 The Chase, Racecourse Crescent, Shrewsbury

#### FLOOR PLANS FOR GUIDANCE ONLY

10/01/2025, 09:14 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

3 The Chase Racecourse Crescent Shrewsbury SY2 9BX	Energy rating <b>C</b>	Valid until 12 August 2034
		Certificate number 2120-6428-2040-4101-7795

Property type Mid-terrace house

Total floor area 82 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 for landlords on the regulations and exemptions](#) (<https://www.gov.uk/understanding-private-rented-property-minimum-energy-efficiency-standards-and-exemptions>).

#### Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

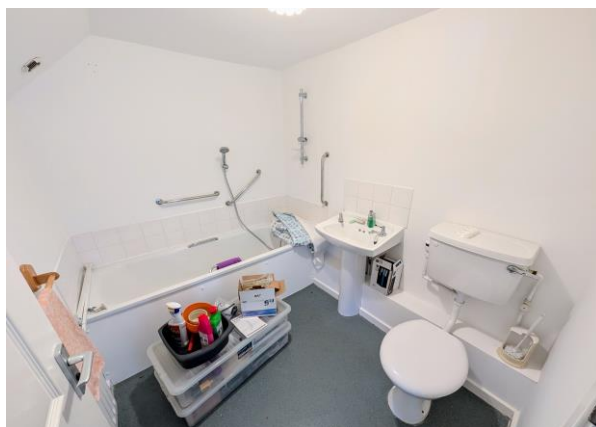
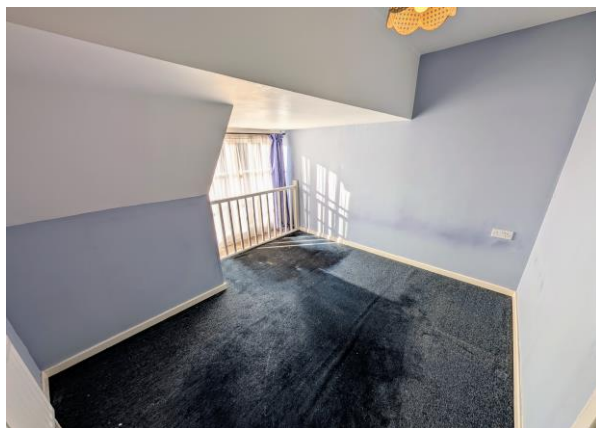
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

#### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/2120-6428-2040-4101-7795>



### **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**