



Zaza Johnson & Bath
Estate Agents

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2 Newport Place, Shrewsbury, Shropshire, SY1 1DF

£430,000

An attractive 2 bedroom town house with gated parking. The spacious well balanced accommodation provides: Entrance Hall, Guest Cloakroom/WC, Large Comfortable Living Room, Impressive Kitchen/Dining Room That Is Fitted To A High Standard. Double Bedroom With Recently Fitted En-suite Shower Room, Further Double Bedroom, Attractive Shower Room, GCH, DG. Delightful Patio Enclosed By Railings. Must Be Viewed For Full Appreciation.



2 Newport Place, Shrewsbury, Shropshire, SY1 1DF

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

Double glazed entrance door with leaded roof canopied storm porch above.

Entrance Hall

Amtico flooring, radiator, staircase with return to First Floor Landing.

Cloakroom/WC

Radiator, Amtico flooring, 2 piece suite providing wash basin with cupboard beneath and WC.

Living Room 15' 5" x 12' 5" (4.70m x 3.78m)

Feature stone fireplace with hearth and fuel effect fire inset, radiator, double glazed window with shutters overlooking Courtyard to the front.

Kitchen/Dining Room 15' 5" x 10' 0" (4.70m x 3.05m)

Amtico flooring, ample space for a dining table. The Kitchen is beautifully fitted with high quality units, granite worktops, integrated draining board and 1 1/2 bowl sink unit WD unit, tall pull out larder and pull out corner cabinets. A full range of integrated appliances includes Neff hide and slide oven with warming drawer beneath, combination microwave above, 5 ring gas hob with decorative glass splash back and extractor hood above, fridge/freezer, washer dryer and slim-line dishwasher. Plinth lighting, radiator, double glazed side and front windows with shutters.

First Floor Landing

Deep walk-in cupboard housing gas fired central heating boiler.

Bedroom 1 12' 5" max x 11' 2" (3.78m x 3.40m)

Fitted wardrobes and drawers, radiator, double glazed window with shutters to the front.

En-suite Shower Room

Beautifully appointed with recently fitted 3 piece suite providing shower cubicle, wash basin with drawers beneath, WC, heated towel rail, tiled flooring, double glazed side window, mirror with concealed lighting.

Bedroom 2 15' 5" x 10' 0" (4.70m x 3.05m)

Range of fitted wardrobes to one wall, to the other side are fitted drawers and dressing table, radiator, double glazed window with shutters overlooking Courtyard to the front.

Shower Room

Attractively fitted with 3 piece suite providing large, tiled walk-in shower cubicle, wash basin set to vanity unit with storage cupboards, mirror with lighting, WC, heated towel rail, tiled flooring, feature double glazed circular window to the front.

Outside

The property enjoys a small flagged terrace to the front of the property, enclosed by wrought iron railings and provides a lovely seating area.

Large Parking Space

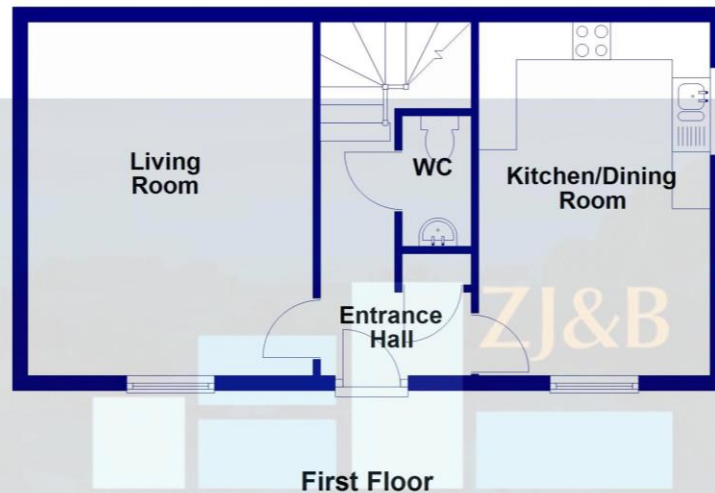
The property has its own private secure parking space within the gated development.

Council Tax Band C

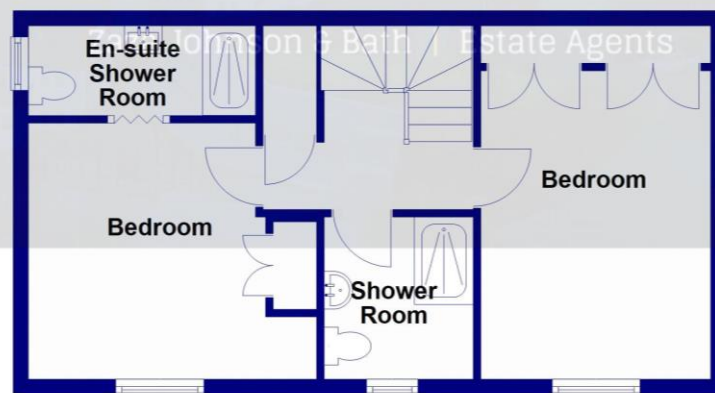
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



2 Newport Place, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

2 NEWPORT PLACE ST MARYS COURT SHREWSBURY SY1 1DF	Energy rating C	Valid until:	5 May 2031
		Certificate number:	0320-2446-2050-2109-4601

Property type Semi-detached house

Total floor area 85 square metres

Rules on letting this property

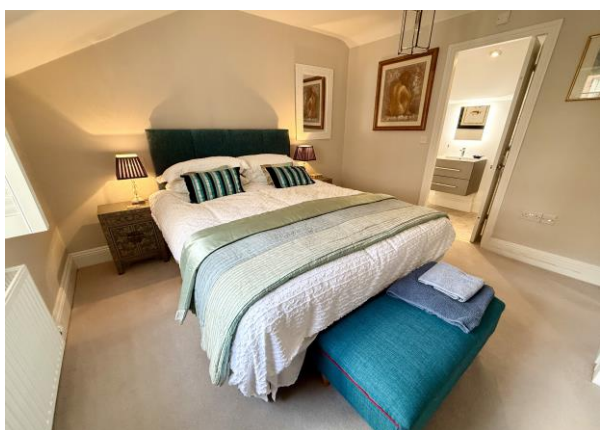
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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.](#)



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