



Zaza Johnson & Bath
Estate Agents

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29 Alma Street, Mountfields, Shrewsbury, Shropshire, SY3 8QL

£285,000

A beautifully presented and improved, 2 bed property located within walking distance of Shrewsbury town centre, Theatre Severn, bus and railway stations, riverside walks and a great choice of restaurants and cafes. The accommodation comprises Entrance Porch, Living Room with wood burner, Dining Room, Kitchen, Utility, Downstairs WC, 2 Good Size Bedrooms, Large Bathroom, Front And Rear Gardens. GCH, Part DG.
Early Viewing Of The Fabulous Property Is Highly Recommended



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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

Double glazed entrance door.

Entrance Porch

Glazed entrance door, original period pull ring door bell.

Living Room 15' 3" x 10' 6" (4.64m x 3.20m)

Original tile flooring in the Hall Area, the Living Room has LVT herring bone wood effect flooring, attractive exposed brick fireplace with recently installed cast iron glass fronted wood burner set to slate hearth, double glazed bay window to the front, charcoal contemporary radiator. Recently fitted laminate staircase leads to First Floor Landing.

Dining Room 13' 0" x 12' 0" (3.96m x 3.65m)

Stripped pine period wooden cupboards and drawers set to alcove, wood effect laminate flooring, exposed wood doors, uPVC double glazed French doors lead onto rear Garden, radiator.

Kitchen 9' 10" x 8' 0" (2.99m x 2.44m)

Fitted with range of units, laminated work tops, inset 1 1/2 bowl sink unit, 2 double glazed side windows, integrated gas oven and 4 ring gas hob with filter hood above, deep tiled surround to work areas, space for further appliances, door to large walk in under stairs pantry with shelving, wood effect vinyl flooring,

Utility Room

Work surface, plumbing for washing machine, radiator, double glazed window to the rear, wall mounted Worcester gas fired central heating boiler.

Downstairs WC

Fitted with wash basin with tiled splash, WC, radiator, side window.

Spacious First Floor Landing

Wood effect laminate flooring, built in storage cupboard, access to loft with folding ladder.

Bedroom 1 15' 3" x 10' 5" (4.64m x 3.17m)

Wood effect LVT flooring, 2 single glazed sash windows to the front, radiator, period Victorian cast iron fireplace installed, 2 built in double wardrobes.

Bedroom 2 12' 0" x 1' 6" (3.65m x 0.46m)

Wood effect LVT flooring, double glazed window to the rear, installed Victorian period cast iron fireplace overlooking the rear garden.

Bathroom 10' 0" x 7' 11" (3.05m x 2.41m)

A good size bathroom fitted with 3 piece white suite including bath with electric shower unit over and shower screen, wash basin, WC, fully tiled walls, double radiator, double glazed window to the rear, shaver socket, wall and ceiling lights, built in shelved linen cupboard with radiator, wood effect LVT flooring.

Front Garden

Neat front garden with stone bed, paved pathway to the entrance door.

Rear Garden

Lovely, south facing, rear garden approached onto a flagged patio with cobbled feature. Central cobbled pathway with beds to either side ready for planting, Large timber shed. External light and cold water tap. The garden is enclosed by high level fencing and hedging with the original garden wall to the rear. Gated access onto pathway leading to Residents' footpath.

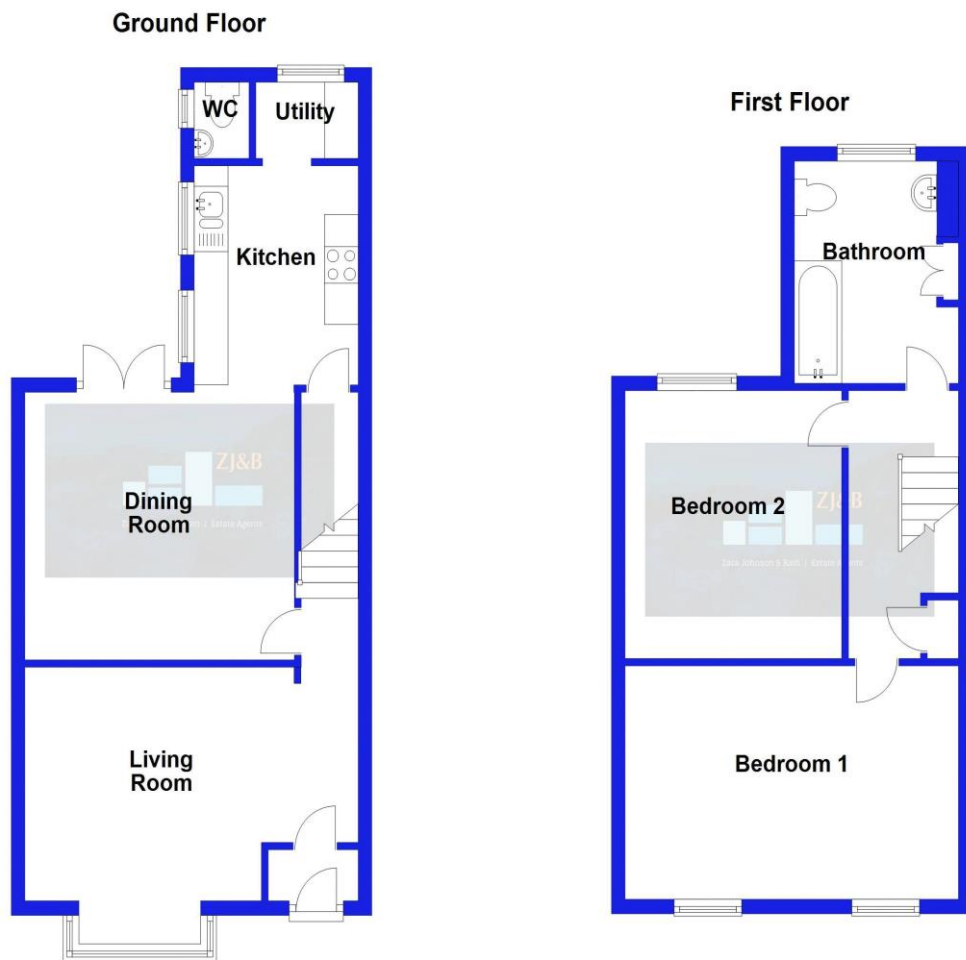
Parking

The present owners rent 2 parking spaces next to the property.

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**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

06/06/2025, 09:47 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

29 Alma Street SHREWSBURY SY3 6QL	Energy rating D	Valid until:	19 August 2031
		Certificate number:	0370-2638-7080-2099-8915

Property type Mid-terrace house

Total floor area 81 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) (<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 D. 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