



Zaza Johnson & Bath
Estate Agents

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16 Jubilee Mews, Westbury, Shrewsbury, Shropshire, SY5 9EZ

£210,000

An appealing 3 modern bedroom end house, built in a cottage style and well position in the popular village of Westbury- west of Shrewsbury. Accommodation provides: Entrance Hall, Cloakroom/WC, Living Room, spacious Kitchen/Dining Room. Upstairs, there are 3 excellent sized Bedrooms and Bathroom. Outside is a double width driveway and enclosed gardens to front and rear. GCH, DG.



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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.

Spacious Entrance Hall 18' 0" x 7' 11" (5.48m x 2.41m)

Wood effect laminate flooring, radiator, useful under stairs storage cupboard, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with 2 piece suite including wash basin and WC, tiled flooring, heated towel rail, double glazed window to the front.

Living Room 15' 0" x 10' 0" max (4.57m x 3.05m)

Wooden fire surround with marble style in lay and hearth, coal effect gas fire inset (open grate behind), radiator, double glazed window to the front.

Kitchen/Dining Room 16' 10" x 9' 10" (5.13m x 2.99m)

Fitted with base and eye level units to 3 wall areas, laminate work tops with inset sink unit, deep tiled splash back. Integrated appliances include electric oven, 4 ring gas hob with filter hood above, and fridge/freezer. Wall mounted Ariston gas central heating boiler, radiator, tiled flooring, 2 double glazed windows overlook rear garden, double glazed door to the rear. Ample space for dining table.

First Floor Landing

Loft access, built in airing cupboard with radiator and shelving.

Bedroom 1 13' 0" x 8' 7" min (3.96m x 2.61m)

Radiator, double glazed dormer window to the front with open aspect and providing a lovely cottage feel.

Bedroom 2 10' 0" x 9' 6" (3.05m x 2.89m) excluding wardrobes

Radiator, 2 double built-in wardrobes, double glazed dormer window to the rear.

Bedroom 3 12' 7" x 7' 10" (3.83m x 2.39m)

Radiator, built-in 3/4 wardrobe, double glazed window to the front.

Bathroom

Tiled flooring, extensive tiling to walls. Fitted with contemporary, white 3 piece suite including bath with shower unit over, wash basin and WC, heated towel rail, shaver socket, double glazed skylight, extractor.

Outside - Front

The property is approached through double wrought iron gates onto a herringbone pattern block paved driveway. The front garden is laid to lawn with a double width pathway leading to the entrance door. The garden is enclosed by hedging and brick wall. A gated pathway leads to the rear.

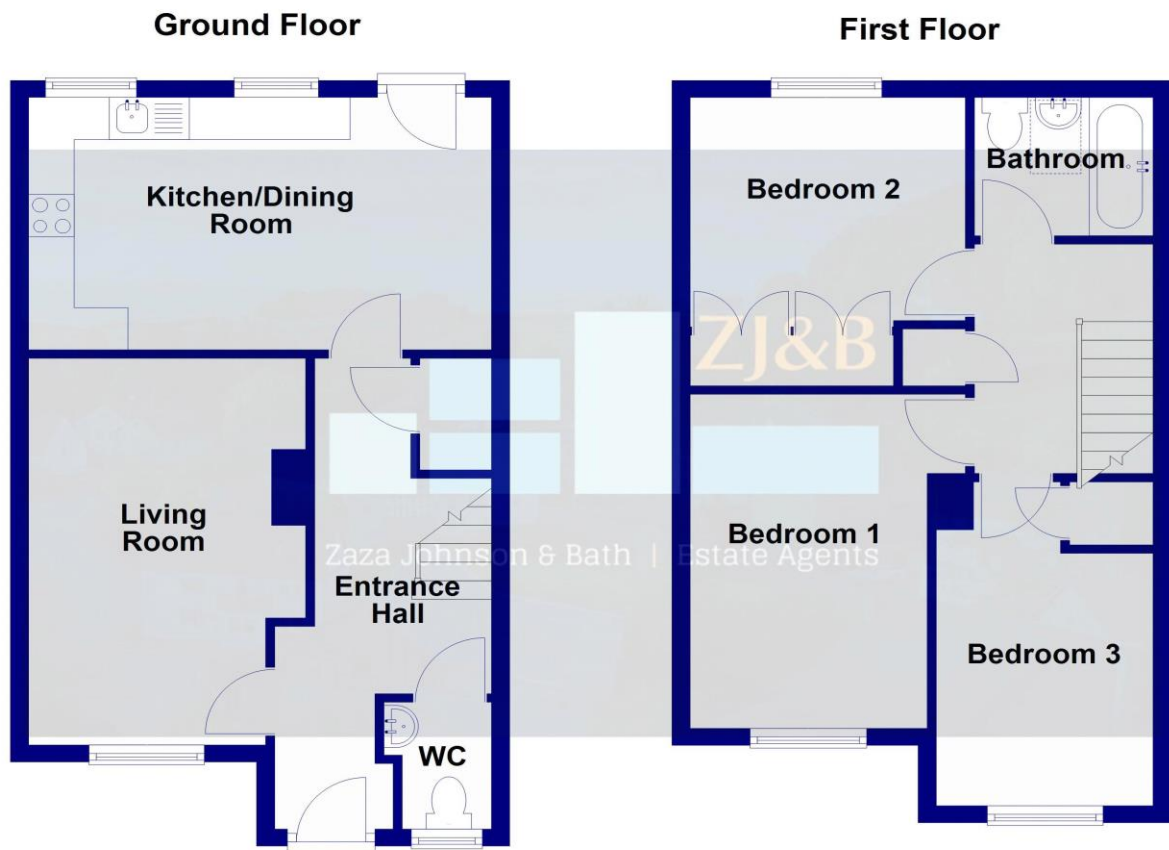
Rear Garden

A neat rear garden enclosed by hedging and fencing. Laid to paved patio with canopied porch and gravel borders.

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**



16 Jubilee Mews, Westbury

FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC)

16 Jubilee Mews Westbury SHREWSBURY SY5 9EZ	Energy rating C	Valid until: 16 September 2034
		Certificate number: 0360-2803-6410-2094-0245

Property type	End-terrace house
Total floor area	83 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-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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