



Zaza Johnson & Bath
Estate Agents

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163 New Park Road, Castlefields, Shrewsbury, Shropshire, SY1 2SH

Offers in the Region Of £210,000

A well-presented 3-bedroom home offering generous living space and great convenience, just a short walk from Shrewsbury town centre and the train station. The property features an Entrance Hall, a bright Living Room, Kitchen/Dining Room, and Shower Room. Upstairs are 3 good-sized Bedrooms. A Driveway providing off-road parking and a large rear Garden, making this an ideal home for families, first-time buyers, or anyone looking to be close to town.



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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

uPVC double-glazed entrance door.

Entrance Hall 3' 8" x 4' 11" (1.12m x 1.50m)

Wood effect laminate flooring, carpeted staircase to First Floor Landing.

Living Room 12' 7" x 12' 0" (3.83m x 3.65m)

Wood style laminate flooring, radiator, double-glazed window to the front, built-in under-stairs storage cupboard.

Kitchen/Dining Room 16' 9" x 7' 0" (5.10m x 2.13m)

Tiled flooring and fitted with grey matt units with laminate worktops and inset 1 1/2 bowl composite sink unit, space and plumbing for washing machine and dishwasher, breakfast bar, intergrated 4-ring electric hob with filter hood above and oven below, fridge and freezer.

Rear Porch 3' 5" x 5' 6" (1.04m x 1.68m)

Tiled flooring, radiator, folding door to Shower Room, door to rear Garden.

Downstairs Shower Room 5' 4" x 6' 5" (1.62m x 1.95m)

Fitted with large shower cubicle with mixer shower and aqua boarding around, wash basin sent to vanity unit with storage beneath, WC, chrome towel radiator, double glazed window to the rear.

First Floor Landing

Access to loft.

Bedroom 1 15' 11" x 8' 8" (4.85m x 2.64m)

Carpet, radiator, double-glazed window to the front. Dressing Area with walk-in wardrobe.

Bedroom 2 10' 4" x 8' 2" (3.15m x 2.49m)

Carpet, radiator, double-glazed window to the rear, built-in double wardrobe also housing gas combination boiler.

Bedroom 3 7' 0" x 8' 2" (2.13m x 2.49m)

Carpet, radiator, double-glazed window to the rear overlooking garden.

Rear Garden

Approached onto a paved patio with large lawn beyond and enclosed by fencing.

Outside - Front

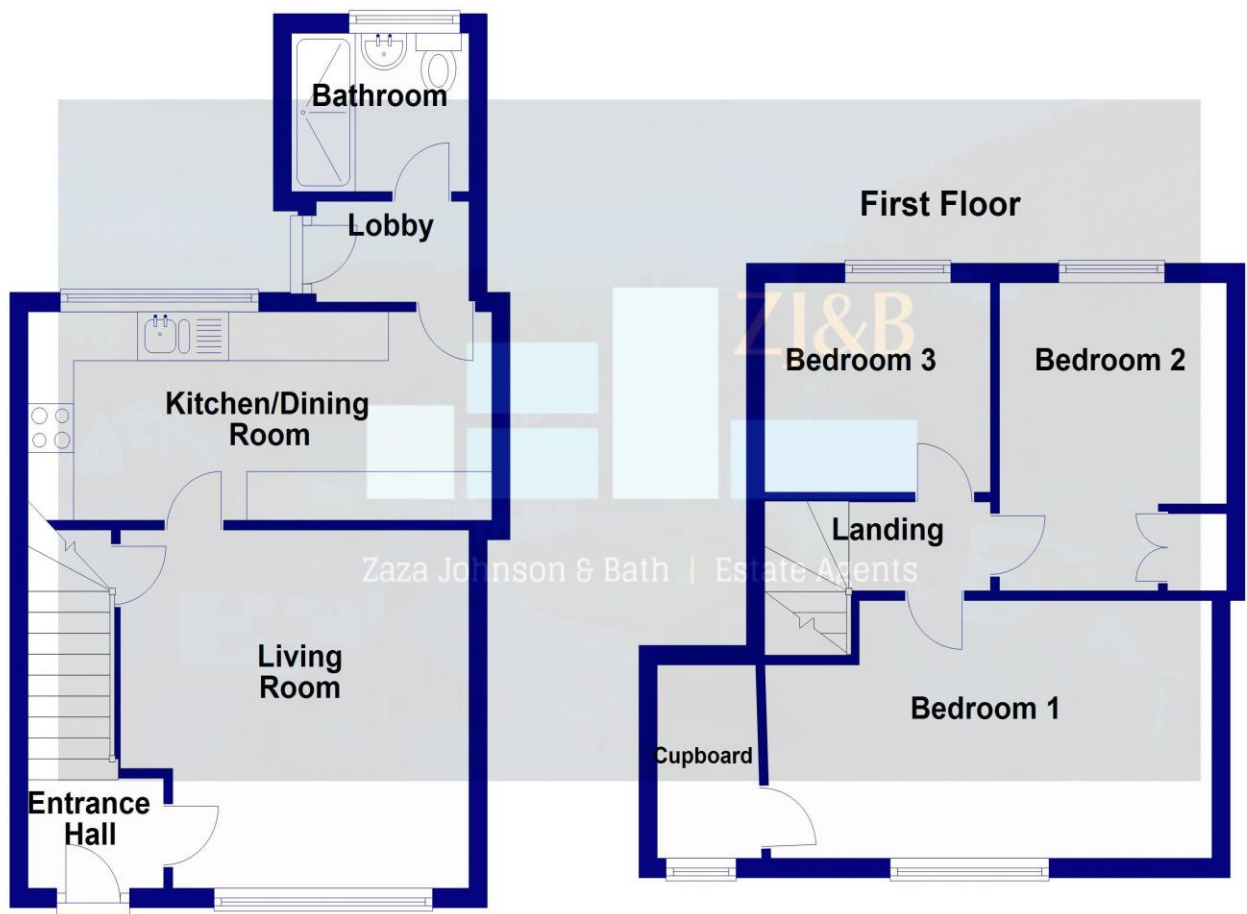
Large paved and gravel driveway, enclosed by fencing to one side. Paved pathway to entrance door.

Council Tax Band A

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



163 New Park Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

163 New Park Road SHREWSBURY SY1 2SH	Energy rating C	Valid until:	26 September 2035
		Certificate number:	2119-4611-1139-5718-6191

Property type: Mid-terrace house

Total floor area: 65 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 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