ZJ&B
Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



21 Harcourt Crescent, Belvidere, Shrewsbury, Shropshire, SY2 5LQ

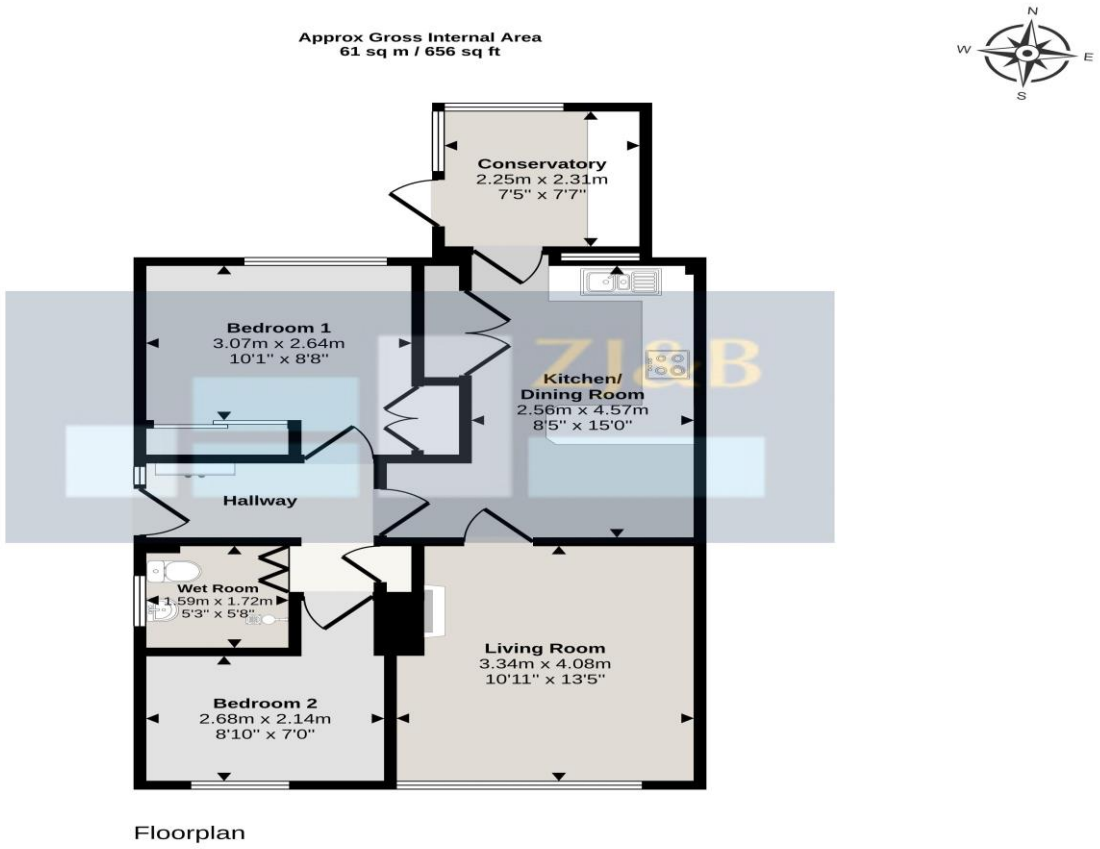
Offers in the Region Of £240,000







A spacious two-bedroom semi-detached bungalow, pleasantly positioned within an established and popular residential area of Shrewsbury. Offering well-proportioned accommodation, a conservatory, garage and low-maintenance garden, the property is offered for sale with no upward chain. The accommodation comprises a welcoming entrance hallway leading through to a spacious living room, providing a comfortable and inviting main reception space. To the rear is a kitchen/dining room offering plenty of room for everyday dining and entertaining, together with access to the conservatory which provides an additional reception area overlooking the garden. There are two well-proportioned bedrooms together with a wet room, making the property particularly well suited to those looking for practical single-storey living. Outside, the property benefits from a low-maintenance garden, ideal for buyers wanting an attractive outdoor space without extensive upkeep. A garage provides useful parking and storage. The property is conveniently situated in the popular Belvidere area of Shrewsbury, with a good range of local amenities close at hand including shops, schools and recreational facilities. Regular bus services provide convenient access into Shrewsbury town centre, while nearby road links give easy access to the A5 and onwards towards the M54 and wider regional road network. The area is also well placed for access to Abbey Foregate and the many amenities of Shrewsbury town centre, with its excellent selection of independent shops, cafés, restaurants and leisure facilities. Offered for sale with no upward chain, this attractive bungalow provides an excellent opportunity for those looking to downsize, retire or simply enjoy the convenience of single-storey living in a well-established location. Early viewing is recommended.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY







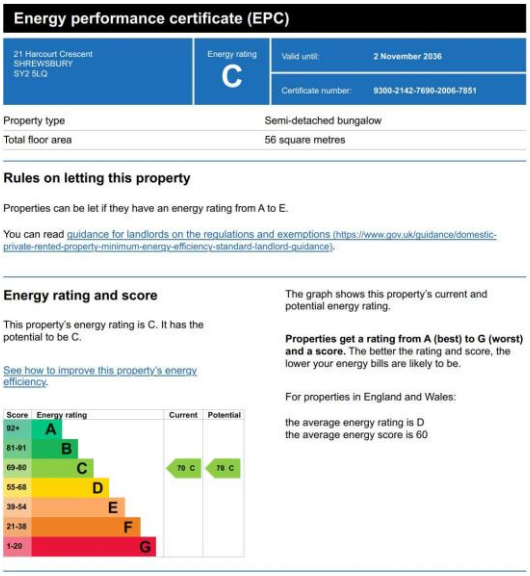












Energy performance certificate (EPC)

21 Harcourt Crescent SHREWSBURY SY2 5LQ	Energy rating **C**	Valid until:	**2 November 2036**
		Certificate number:	**9300-2142-7690-2006-7851**

Property type	Semi-detached bungalow
Total floor area	56 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 C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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



This is a copy of the title plan on 8 SEP 2026 at 15:24:47. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images.The quality and accuracy of any print will depend on your printer, your computer and its print settings.This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band

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.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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