



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



32 Salop Road, Welshpool, Powys, SY21 7EF

Offers in the Region Of £125,000

A very spacious 3 bedroom end terraced house with parking. Located close to the town centre, the accommodation over three floors includes: Large Living Room/Kitchen, Dining Room, Utility Room, 2 Bedrooms and Bathroom on the First Floor, huge Double Bedroom with shower on the Second Floor. GCH, DG. No Upward Chain.



32 Salop Road, Welshpool, Powys, SY21 7EF

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 to the front of the property.

Living Room/Kitchen

Double glazed front window, radiator. Range of contemporary kitchen units to 2 wall areas with laminated work tops, inset sink unit, tiled splash back, space for appliances.

Dining Room

Radiator, under stairs cupboard, large built in cupboard, uPVC double glazed door and window to the side. Staircase leads to First Floor Landing.

Utility Room/Ground Floor WC

Work surface, quarry tile flooring, wash basin with tiled splash, WC, radiator, wall mounted Worcester gas central heating boiler, double glazed window to the rear.

First Floor Landing

Radiator, staircase leads to Second Floor Landing.

Bedroom 1

Radiator, dual aspect double glazed windows, large walk in store cupboard.

Bedroom 3

Radiator, built in wardrobe, double glazed window to the side.

Bathroom

Fitted with white 3 piece suite providing bath with wall mounted shower fitting over, wash basin, WC, heated towel rail, shaver socket, extractor, double glazed rear window.

Second Floor Landing

Double glazed window enjoying roof top views across towards Leighton.

Bedroom 2

Radiator, dual aspect double glazed windows, recess with shower cubicle with electric shower unit.

Outside

The property enjoys parking to the rear.

Council Tax Band D

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**



32 Salop Road, Welshpool

FLOOR PLANS FOR GUIDANCE ONLY

25/06/2025, 15:07

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

32 Salop Road WELSHPOOL SY21 7EF	Energy rating D	Valid until:	7 December 2031
		Certificate number:	0676-1910-1202-1639-0200

Property type end-terrace house

Total floor area 106 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