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



11 Wayhill, Harlescott, Shrewsbury, Shropshire, SY1 3RZ

£199,950

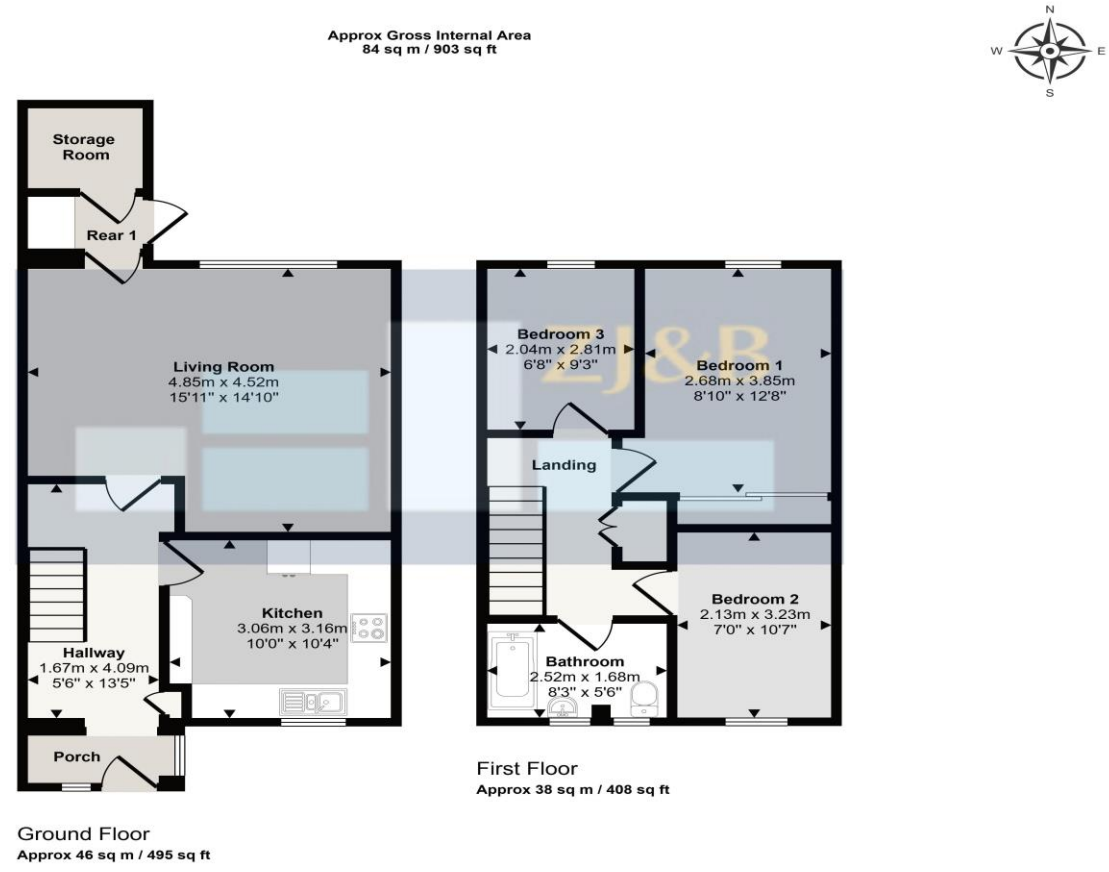
A well-proportioned three-bedroom mid-terrace home, ideally suited to first-time buyers, growing families, or investors.







Situated in a convenient residential location, 11 Wayhill is a well-proportioned three-bedroom mid-terrace home, ideally suited to first-time buyers, growing families, or investors. The property offers spacious and practical accommodation throughout, including a bright living room, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from driveway parking to the front, a manageable, low-maintenance rear garden, and a useful external storeroom. Conveniently positioned close to a wide range of local amenities, including shops, schools, public transport links, and major road connections, this property offers comfortable living in a well-established area with excellent access to Shrewsbury town centre and surrounding routes. NO UPWARD CHAIN



FLOOR PLANS FOR GUIDANCE ONLY


LOVES

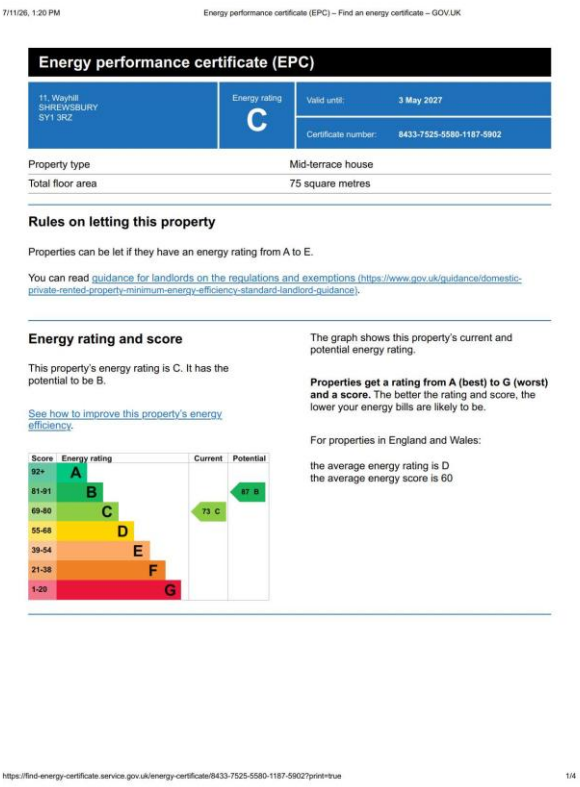

LOVES






WASH





7/11/26, 1:20 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

11, Wayhill SHREWSBURY SY1 3RZ	Energy rating C	Valid until:	3 May 2027
		Certificate number:	8433-7525-5580-1187-5902

Property type	Mid-terrace house
Total floor area	75 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 B.

See how to improve this property's energy efficiency.

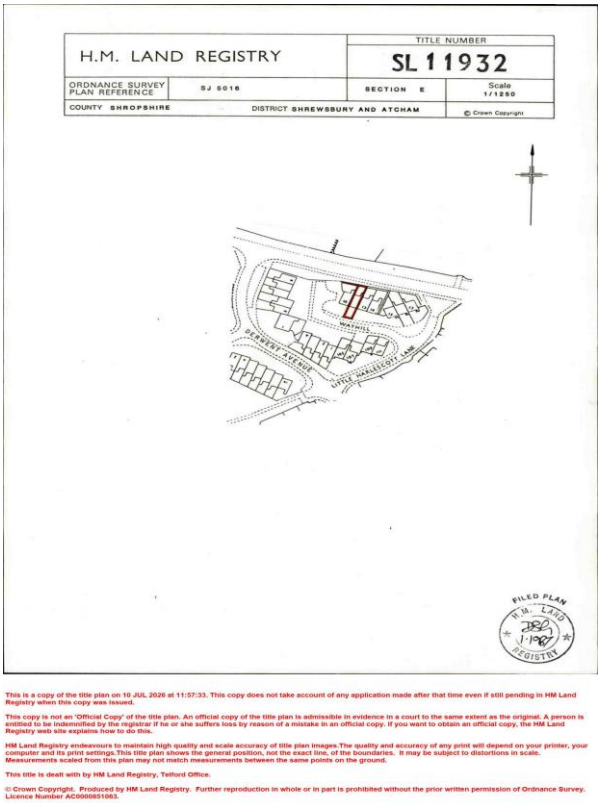
The graph shows this property's current and potential energy rating.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/8433-7525-5580-1187-5902?print=true 1/4



H.M. LAND REGISTRY

TITLE NUMBER SL 11932

ORDNANCE SURVEY PLAN REFERENCE SJ 5016 SECTION E Scale 1/1250

COUNTY SHROPSHIRE DISTRICT SHREWSBURY AND ATCHAM

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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.

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