



## 4 Wyle Mews, Wyle Cop, Shrewsbury, Shropshire, SY1 1XJ

**£190,000**

This beautiful Grade II-listed one bedroom terraced townhouse was fully restored in 2021 and has been further enhanced by the current owners. Rich in character, the accommodation provides: Living Room/Kitchen with a full range of integrated appliances, Large Bedroom with vaulted ceiling and exposed ceiling timbers, Well equipped Shower Room. Peaceful position set back from Wyle Cop with all the attractions of the town on the doorstep. Early Viewing Is Highly Advisable.



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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**

Glazed wooden entrance door.

### **Open Plan Living Room/Kitchen**

Solid wood flooring, period exposed beams, ornamental cast iron fire surround, contemporary electric radiator, window overlooking Courtyard to the front. The Kitchen Area is fitted with an excellent range of contemporary units with solid wood work tops, inset 1 1/2 bowl sink unit, integrated 4 ring induction hob with filter hood above, oven, fridge/freezer, washer/dryer and display lighting. Staircase leads to First Floor.

### **First Floor Bedroom**

A gorgeous double bedroom with vaulted ceiling, exposed beams, wide double glazed dormer window to the front, contemporary electric radiator, high level cupboard with oak door containing hot water tank.

### **Shower Room**

Fitted with 3 piece suite including shower cubicle, wash basin with cupboard beneath and WC, extractor, heated towel rail, tiled flooring.

### **Outside**

The property is approached from Wyle Cop over a block paved pathway/patio providing an external seating area. Timber bin store. External lighting points.

### **Directions**

What 3 Words for the property are mice.facing.jungle. On foot, the property is located via a pathway to the English Bridge side of House of Grain.

### **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**

Approx Gross Internal Area  
29 sq m / 315 sq ft



Ground Floor  
Approx 14 sq m / 152 sq ft

First Floor  
Approx 15 sq m / 164 sq ft

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



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## Energy performance certificate (EPC)

4 Wyle Mews Wyle Cop SHREWSBURY SY1 1XJ	Energy rating	Valid until:	11 August 2031
	<b>D</b>	Certificate number:	9610-3008-3206-8639-8204

Property type Mid-terrace house  
Total floor area 31 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-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be A.  
[See how to improve this property's energy efficiency.](#)

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