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



7 Beacalls Lane, Castlefields, Shrewsbury, Shropshire, SY1 2HU

Offers in the Region Of £240,000

An attractive, 2-bedroom period end-of-terrace home, recently modernised to a lovely standard and well placed for Shrewsbury town centre.







Offered for sale with no upward chain, this two-bedroom period end-of-terrace home has been recently modernised to a lovely standard and is well placed for Shrewsbury town centre.

The entrance opens into an open-plan living and dining room, which leads through to the kitchen. The property also offers two bedrooms, a bathroom and a converted cellar providing flexible additional space. Outside, the rear garden has been updated for easy maintenance.

Set in Castlefields, the house is a short walk from Shrewsbury railway station and within easy walking distance of the town centre, with its independent shops, cafés and restaurants.

The property has previously been used as both an Airbnb and a residential let and may appeal to buyers looking for a home close to town as well as investors.







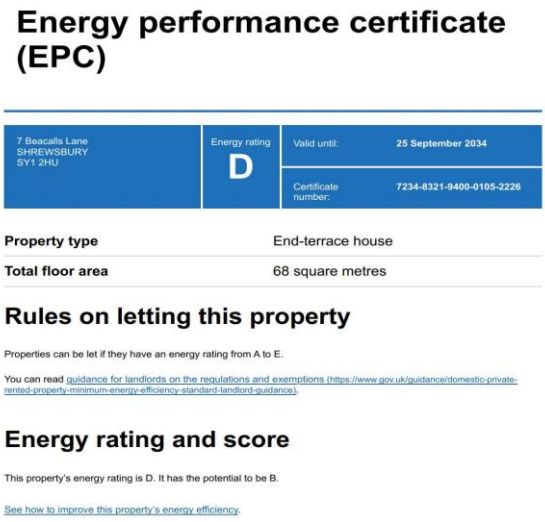












Energy performance certificate (EPC)

7 Beacalls Lane SHREWSBURY SY1 2HU	Energy rating **D**	Valid until:	25 September 2034
		Certificate number:	7234-8321-9400-0105-2226

Property type	End-terrace house
Total floor area	68 square metres

Rules on letting this property

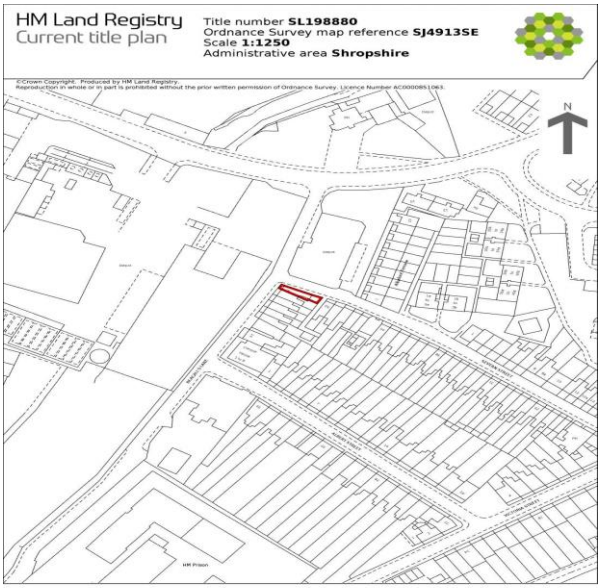
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

See how to improve this property's energy efficiency.



This is a copy of the title plan on 16 NOV 2026 at 17:55:38. 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 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