



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **9 Squires Court, Bicton Heath, Shrewsbury, Shropshire, SY3 5DP**

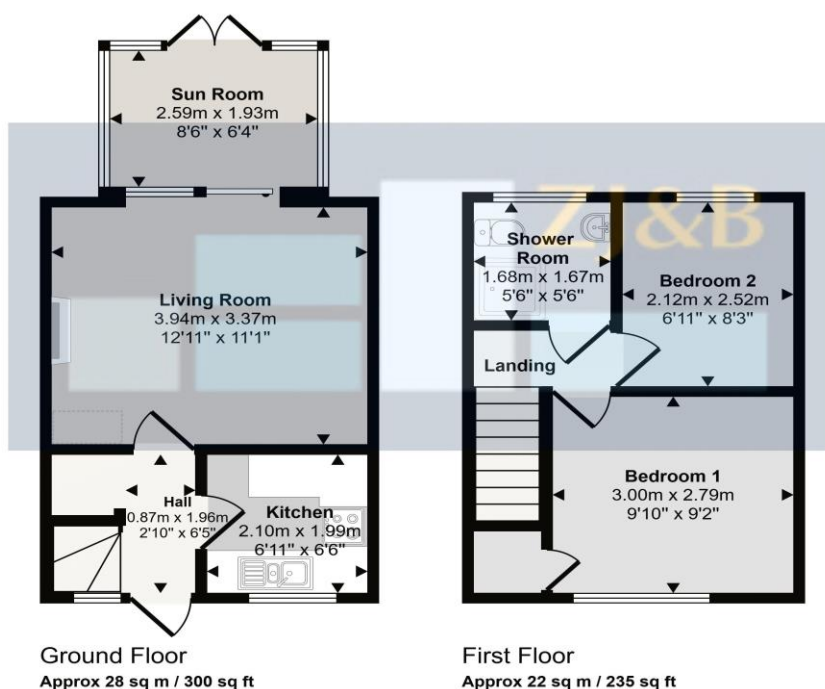
### **Offers in the Region Of £165,000**

**A 2-bedroom mid-terrace property in a beautifully planted courtyard setting.**



As the name suggests, in Squires Court the properties form a square around a beautifully planted courtyard. The property enjoys double glazing and gas central heating. Entering the property through an entrance with a useful understairs cupboard, to the right is the kitchen, which has recently been fully refitted and overlooks the courtyard. To the rear, a door leads through to the living room with a feature ornamental fireplace and double-glazed sliding doors lead to a beautiful garden room, built by the present owner, which enjoys views over the rear garden. A staircase leads from the hall to the landing, with access to the loft. The main double bedroom overlooks the courtyard and has a cupboard housing the gas central heating boiler; the second bedroom overlooks the rear garden. The shower room has been recently refitted and is fully tiled. Outside, there is a paved forecourt to the front, and the rear garden has been extensively paved and enclosed by fencing and hedging. Located in this popular area with good local amenities and within easy access of the town centre and link roads, good bus services to Shrewsbury and surrounding areas, and within walking distance of the Royal Shrewsbury Hospital. No upward chain.

Approx Gross Internal Area  
50 sq m / 535 sq ft



Denotes head height below 1.5m

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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------|
| 9 Squires Court<br>Ridon Heath<br>SHREWSBURY<br>SY3 5DP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Energy rating<br><b>C</b> | Valid until: 29 April 2036<br>Certificate number: 0350-2371-6640-2926-3115 |
| Property type: Mid-terrace house                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |                                                                            |
| Total floor area: 47 square metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                           |                                                                            |
| <b>Rules on letting this property</b><br>Properties can be let if they have an energy rating from A to E.<br>You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ). |                           |                                                                            |
| <b>Energy rating and score</b><br>This property's energy rating is C. It has the potential to be B.<br><a href="#">See how to improve this property's energy efficiency.</a>                                                                                                                                                                                                                                                                                                                                                                                              |                           |                                                                            |
| <p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales:<br/>the average energy rating is D<br/>the average energy score is 60</p>                                                                                                                                                                                                                       |                           |                                                                            |



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

## 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.

**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**

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**01743 248351**

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