ZJ&B
Zaza Johnson & Bath
Estate Agents

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15 Heane Way, Weir Hill, Shrewsbury, Shropshire, SY2 5WT

Offers in the Region Of £250,000

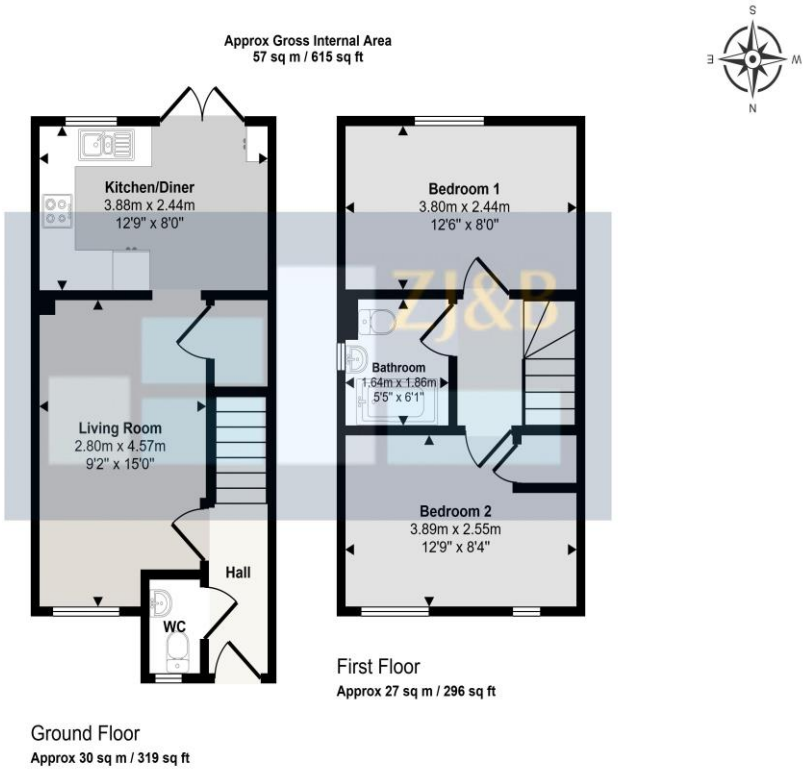
A beautifully presented 2-bedroom semi-detached home with a south-facing rear garden and generous off-road parking.







A beautifully presented two-bedroom semi-detached home, occupying an enviable position on this popular development, with a south-facing rear garden and generous off-road parking. If you could choose one of the best positions on this popular development, this property would certainly be a strong contender. Situated in a quiet cul-de-sac, the property enjoys an open aspect to the front and a particularly private, south-facing rear garden, thanks to the favourable positioning of neighbouring properties. Well presented throughout, this attractive two-bedroom semi-detached home is one that truly deserves to be viewed. The accommodation begins with an inviting entrance hallway, providing access to a convenient ground floor cloakroom/WC. The generously proportioned living room offers a comfortable space to relax, with the added benefit of a useful understairs storage cupboard. To the rear, the kitchen/dining room enjoys pleasant views over the garden and is fitted with an excellent range of units and work surfaces. Integrated appliances include an electric cooker, gas hob, filter hood, fridge/freezer, dishwasher and washer/dryer. To the first floor, a spacious landing leads to two particularly well-proportioned double bedrooms, both offering excellent accommodation. The family bathroom is fitted with a contemporary three-piece suite comprising a bath with shower over, wash hand basin and WC, complemented by a side-facing window. Externally, the property continues to impress. To the front is a double-width driveway providing ample off-road parking, together with a combination of paved and gravelled areas and a pathway leading to the rear garden. The south-facing rear garden is undoubtedly a standout feature, offering an excellent degree of privacy. An extensive patio spans the width of the property, providing an ideal space for outdoor dining and entertaining, alongside a quality artificial lawn. The garden is fully enclosed by fencing and also benefits from a useful garden shed. Further benefits include gas-fired central heating and double glazing throughout. An excellent opportunity to acquire a well-positioned home with a particularly attractive garden, and an early viewing is highly recommended.



FLOOR PLANS FOR GUIDANCE ONLY







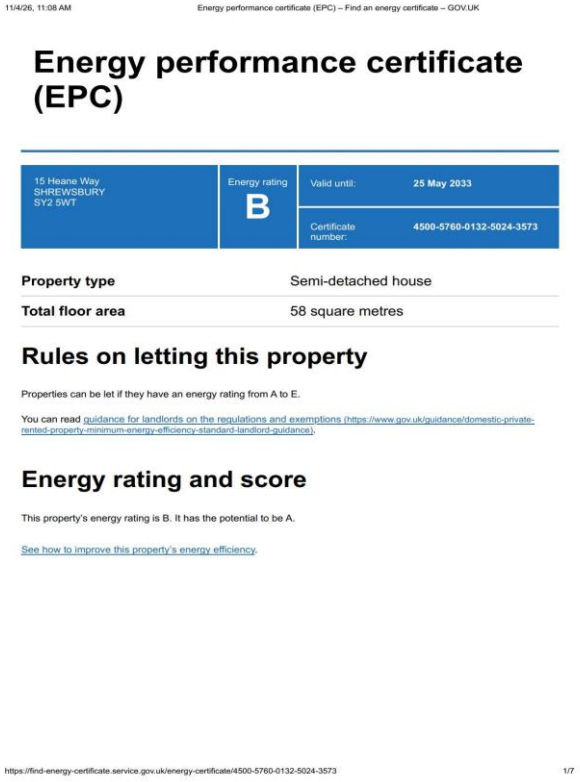












11/4/26, 11:08 AM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

15 Heane Way SHREWSBURY SY2 5WT	Energy rating **B**	Valid until:	**25 May 2033**
		Certificate number:	**4500-5760-0132-5024-3573**

Property type	Semi-detached house
Total floor area	58 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 B. It has the potential to be A.

See how to improve this property's energy efficiency.

https://find-energy-certificate.service.gov.uk/energy-certificate/4500-5760-0132-5024-3573 1/7



This is a copy of the title plan on 4 NOV 2026 at 11:09:20. 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.

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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