ZJ&B
Zaza Johnson & Bath
Estate Agents

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60 Wenlock Road, Shrewsbury, Shropshire, SY2 6JT

£215,000

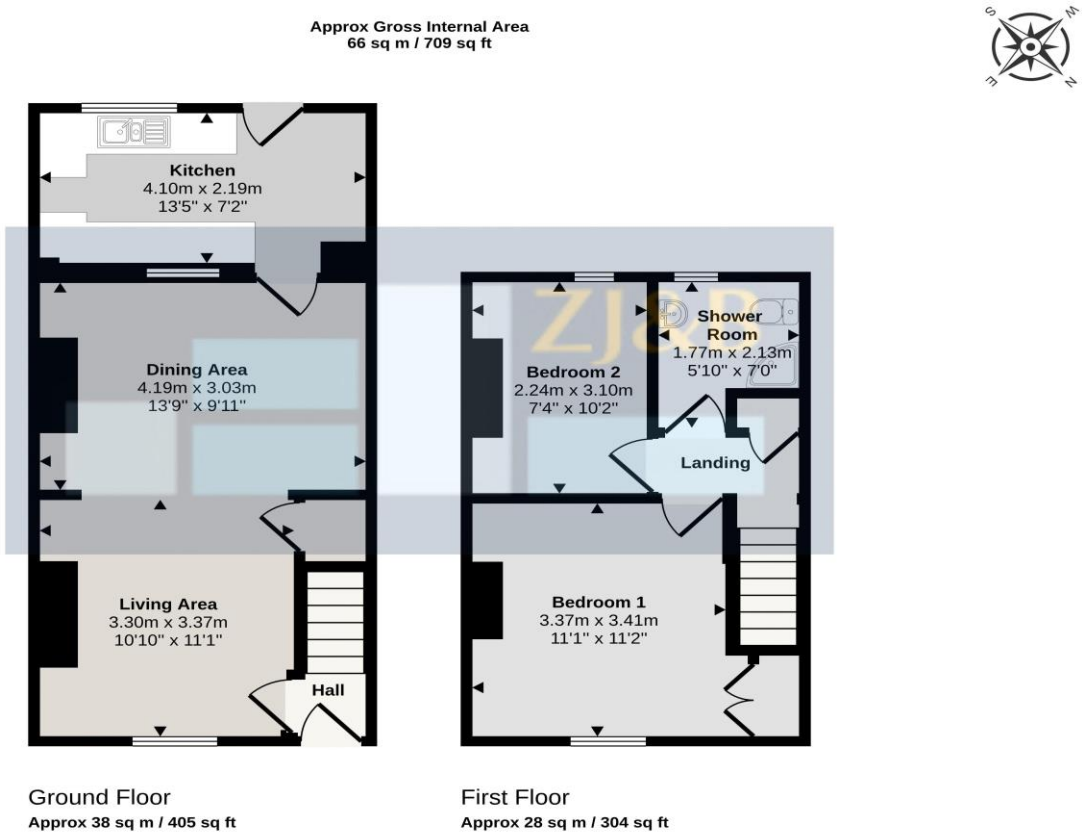
An attractively refurbished two-bedroom terraced property located in a popular residential area within easy reach of the town centre and local amenities.







This attractively refurbished two-bedroom terraced property is located in a popular residential area and is an ideal purchase for first-time buyers, couples, small families, or investors. The well-presented accommodation briefly comprises a living room, a contemporary fitted kitchen with ample storage and workspace, two well-proportioned bedrooms, and a good-sized fully refitted shower room. The property also benefits from gas central heating and double glazing. Externally, there is a south west facing rear garden providing an ideal space for relaxing. Conveniently situated in a sought-after area, the property is within easy reach of the town centre and a wide range of local amenities, including shops, schools, supermarkets, and leisure facilities. Excellent transport links, with nearby major road networks making commuting to surrounding towns and cities both quick and convenient. Offering a superb combination of comfort and convenience, this attractive home is ready for its next owners to move straight in and enjoy and is being sold with no upward chain.



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







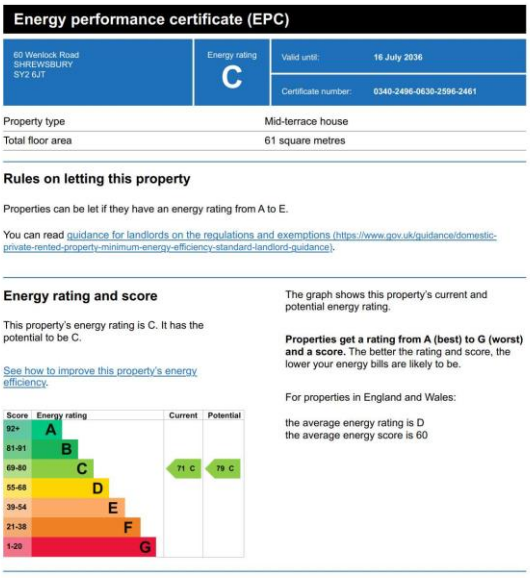












Energy performance certificate (EPC)

60 Wenlock Road
SHREWSBURY
SY2 6JT

Energy rating: **C**

Valid until: 16 July 2036

Certificate number: 0340-2496-0630-2596-2461

Property type	Mid-terrace house
Total floor area	61 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 C.

See how to improve this property's energy efficiency.

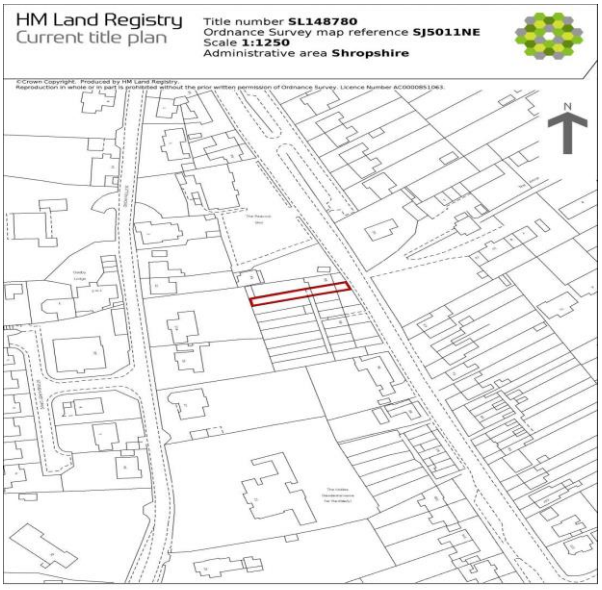
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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