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




# 11 Hereford Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0DB

## £210,000

**A Beautifully Refurbished Two-Bedroom Cottage with an attractive rear garden and is being sold with No Upward Chain.**







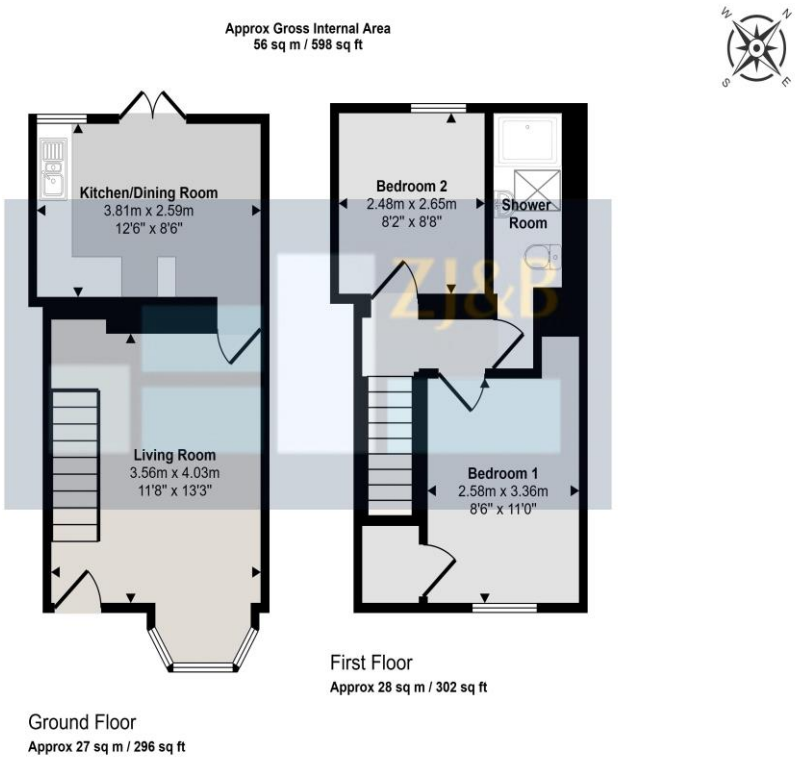
An excellent opportunity to acquire this beautifully refurbished two-bedroom cottage, occupying a popular village location to the south of Shrewsbury. Offered to the market with no upward chain, the property is sure to appeal to first-time buyers, downsizers and investors alike.

The accommodation has been comprehensively refurbished, combining a fresh contemporary finish with surprisingly generous living space throughout. A charming front courtyard, enclosed by attractive railings, provides access to the entrance and into the welcoming living room. Beyond, the kitchen/dining room is particularly appealing, featuring a brand-new fitted kitchen with a range of modern units and work surfaces, together with access directly onto the rear garden. To the first floor, the landing provides access to two well-proportioned bedrooms. The principal bedroom benefits from a useful cupboard housing the newly installed gas-fired central heating boiler, whilst the second bedroom enjoys attractive far-reaching views towards the west. Completing the accommodation is a newly fitted shower room, appointed with an attractive contemporary three-piece suite.

Further improvements include a combination of newly installed double and triple-glazed windows, adding to the overall comfort and efficiency of the home.

Outside, the rear garden is a particularly pleasing feature, with a spacious patio providing an ideal seating and entertaining area, leading onto a generous lawn. The garden is fully enclosed by fencing, creating a pleasant and private outdoor space.

The owner advises that a variety of informal parking options are available within a short walking distance. This is a superbly presented cottage, offering the considerable advantage of having been fully refurbished and being available with no onward chain. Early viewing is strongly recommended.




FLOOR PLANS FOR GUIDANCE ONLY







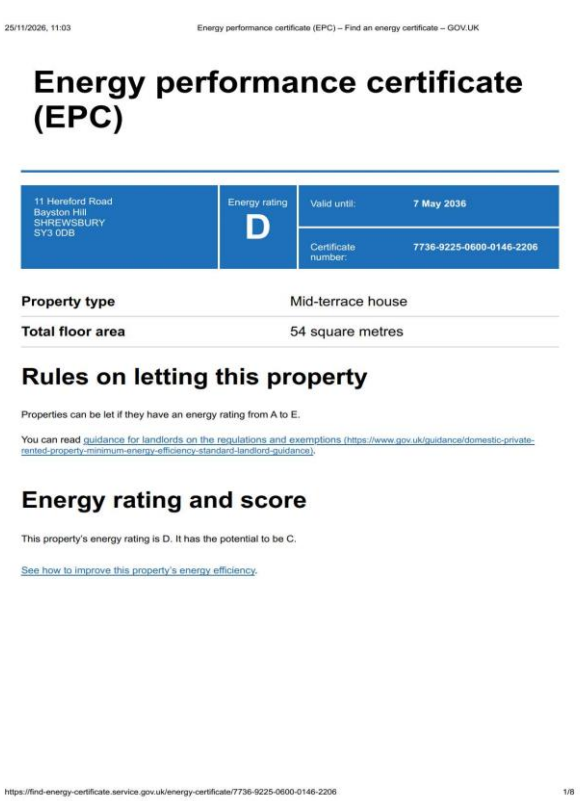












25/11/2026, 11:03 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| 11 Hereford Road<br>Bayston Hill<br>SHREWSBURY<br>SY3 0DB | Energy rating<br>**D** | Valid until: | **7 May 2036** |
| | | Certificate number: | **7736-9225-0600-0146-2206** |

| | |
|---|---|
| **Property type** | Mid-terrace house |
| **Total floor area** | 54 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 C.

See how to improve this property's energy efficiency.

https://find-energy-certificate.service.gov.uk/energy-certificate/7736-9225-0600-0146-2206 1/8



HM Land Registry
Current title plan

Title number **SL170706**
Ordnance Survey map reference **SJ4808NE**
Scale **1:2500**
Administrative area **Shropshire**

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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**

## 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**