



Zaza Johnson & Bath
Estate Agents

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4 Wyle Mews, Wyle Cop, Shrewsbury, Shropshire, SY1 1XJ

£195,000

This beautiful Grade II-listed one bedroom terraced townhouse was fully restored in 2021 and has been further enhanced by the current owners. Rich in character, the accommodation provides: Living Room/Kitchen with a full range of integrated appliances, Large Bedroom with vaulted ceiling and exposed ceiling timbers, Well equipped Shower Room. Peaceful position set back from Wyle Cop with all the attractions of the town on the doorstep. Early Viewing Is Highly Advisable.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Glazed wooden entrance door.

Open Plan Living Room/Kitchen

Solid wood flooring, period exposed beams, ornamental cast iron fire surround, contemporary electric radiator, window overlooking Courtyard to the front. The Kitchen Area is fitted with an excellent range of contemporary units with solid wood work tops, inset 1 1/2 bowl sink unit, integrated 4 ring induction hob with filter hood above, oven, fridge/freezer, washer/dryer and display lighting. Staircase leads to First Floor.

First Floor Bedroom

A gorgeous double bedroom with vaulted ceiling, exposed beams, wide double glazed dormer window to the front, contemporary electric radiator, high level cupboard with oak door containing hot water tank.

Shower Room

Fitted with 3 piece suite including shower cubicle, wash basin with cupboard beneath and WC, extractor, heated towel rail, tiled flooring.

Outside

The property is approached from Wyle Cop over a block paved pathway/patio providing an external seating area. Timber bin store. External lighting points.

Directions

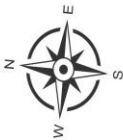
What 3 Words for the property are mice.facing.jungle. On foot, the property is located via a pathway to the English Bridge side of House of Grain.

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.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area
29 sq m / 315 sq ft

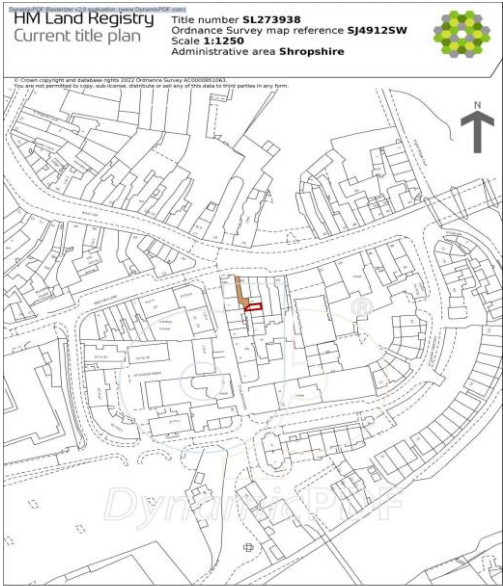


Ground Floor
Approx 14 sq m / 152 sq ft

First Floor
Approx 15 sq m / 164 sq ft

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



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Energy performance certificate (EPC)

4 Wyle Mews Wyle Cop SHREWSBURY SY1 1XJ	Energy rating D	Valid until 11 August 2031
Certificate number 3008-3206-8639-8204		

Property type Mid-terrace house
Total floor area 31 square metres

Rules on letting this property

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

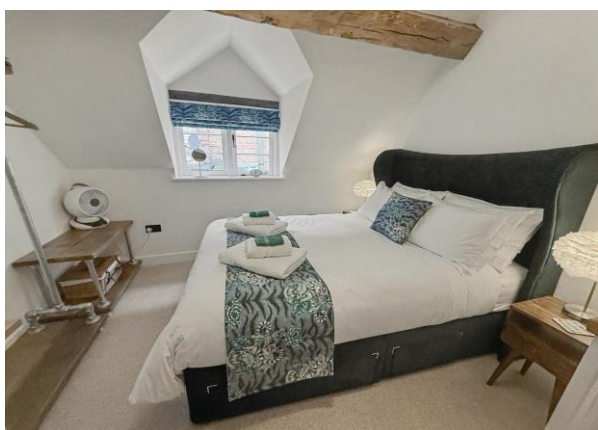
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lanlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lanlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

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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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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