ZJ&B
Zaza Johnson & Bath
Estate Agents

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2 Hammonds Terrace, Coton Hill, Shrewsbury, Shropshire, SY1 2EA

Offers in the Region Of £176,400

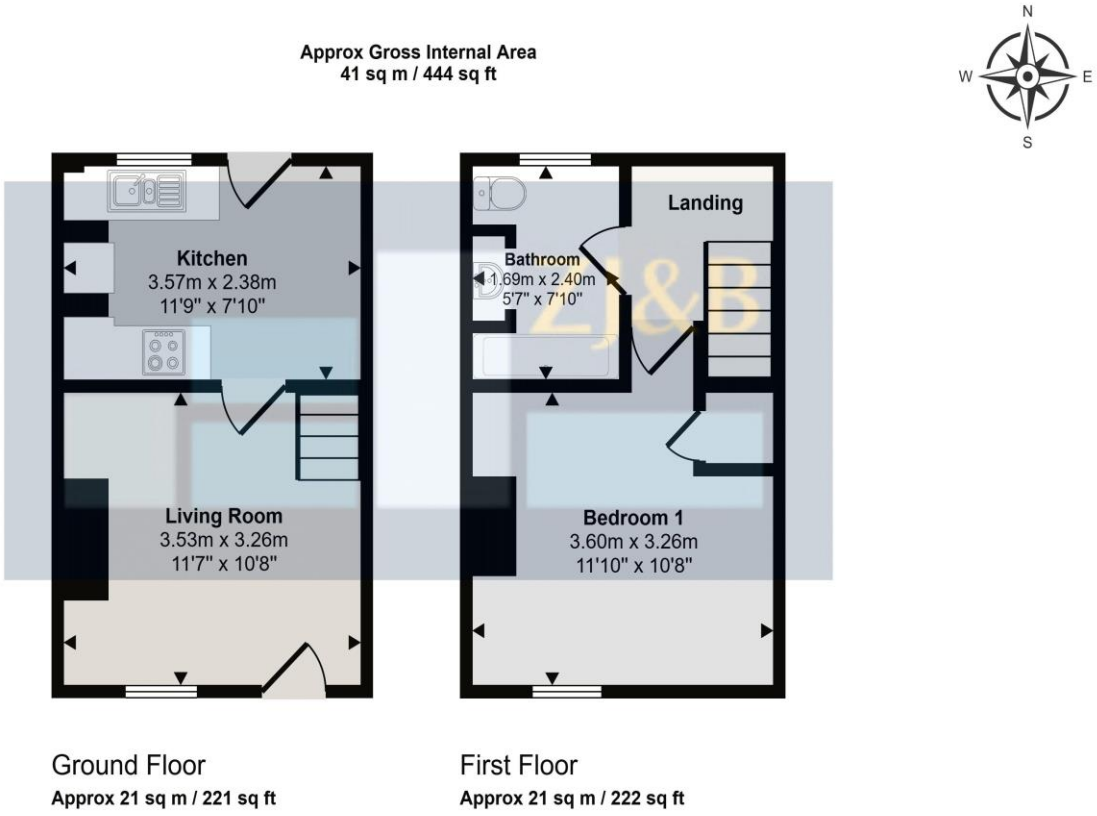
A charming one-bedroom cottage, located within easy walking distance of the town centre.







A charming, fully refurbished, one-bedroom cottage forming part of an attractive Victorian terrace with a south-facing courtyard garden. The property is located through a pretty archway off Coton Hill, with lovely views back towards the town. The accommodation provides: Living Room, attractive fitted Kitchen/Dining Room, Large Double Bedroom and Luxury Shower Room, GCH. Just a short walk to many local amenities, the town centre and the train station. The property is being sold with NO UPWARD CHAIN, and early viewing is highly recommended.



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





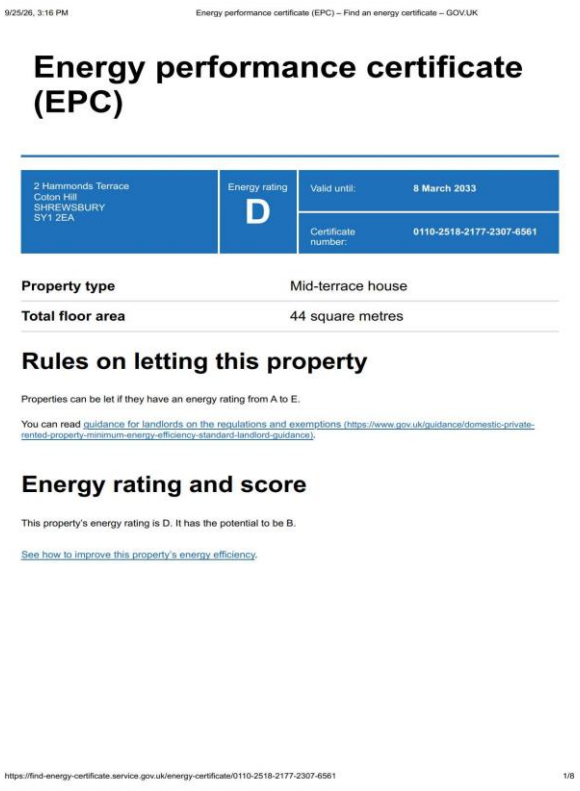












9/25/26, 3:16 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

2 Hammonds Terrace Coton Hill SHREWSBURY SY1 2EA	Energy rating **D**	Valid until:	**8 March 2033**
		Certificate number:	**0110-2518-2177-2307-6561**

Property type	Mid-terrace house
Total floor area	44 square metres

Rules on letting this property

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

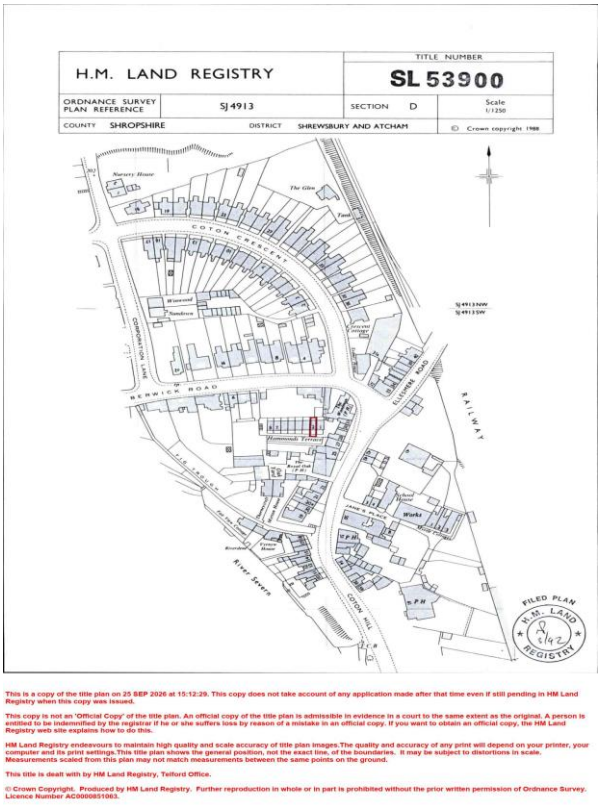
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

See how to improve this property's energy efficiency.

https://find-energy-certificate.service.gov.uk/energy-certificate/0110-2518-2177-2307-6561 1/8



H.M. LAND REGISTRY

TITLE NUMBER **SL 53900**

ORDNANCE SURVEY PLAN REFERENCE SJ4913 SECTION D Scale 1/1250

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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