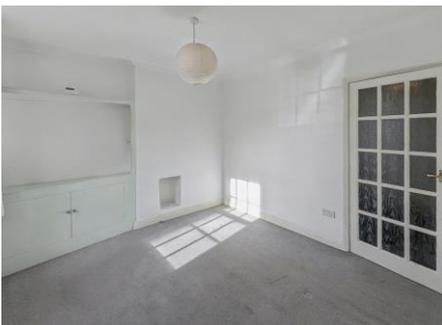




27 Hills Lane, Shrewsbury, Shropshire, SY1 1QU

Offers in the Region Of £175,000

A charming 2-bedroom, 3-storey townhouse



A charming 2-bedroom, 3-storey townhouse located in the heart of Shrewsbury on Hills Lane. The property offers a kitchen/dining room, a downstairs utility area, and on the first floor, a spacious living room and bathroom. The second floor features two bedrooms. Nestled in the historic town centre, the home retains many period features and benefits from a courtyard garden to the rear, all within easy reach of local amenities. Plus, there is no upward chain.

Approx Gross Internal Area
62 sq m / 664 sq ft



Ground Floor
Approx 20 sq m / 219 sq ft

First Floor
Approx 21 sq m / 224 sq ft

Second Floor
Approx 21 sq m / 221 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



Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)

27, Hills Lane SHREWSBURY SY1 1QU	Energy rating	Valid until:	25 September 2028
	D	Certificate number:	8478-6921-5460-9246-1922

Property type	Mid-terrace house
Total floor area	64 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) (<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.](#)



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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band C

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**

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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