



60 Wenlock Road, Shrewsbury, Shropshire, SY2 6JT

£219,950

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 wet room. The property also benefits from gas central heating and double glazing. Externally, there is a private 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.



FLOOR PLANS FOR GUIDANCE ONLY



Accommodation includes: -

Entrance Hall

Living Room 21' 3" x 13' 5" (6.47m x 4.09m)

Kitchen 13' 5" x 6' 9" (4.09m x 2.06m)

First Floor Landing

Bedroom 1 11' 6" x 10' 7" (3.50m x 3.22m)

Bedroom 2 10' 2" x 7' 0" (3.10m x 2.13m)

Wet Room

Private Rear Garden

Energy performance certificate (EPC)

60, Wenlock Road SHREWSBURY SY2 6JT	Energy rating E	Valid until: 9 June 2024 Certificate number: 8374-7026-1760-9650-4992
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Property type
Mid-terrace house

Total floor area
63 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy efficiency rating for this property

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

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



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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