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

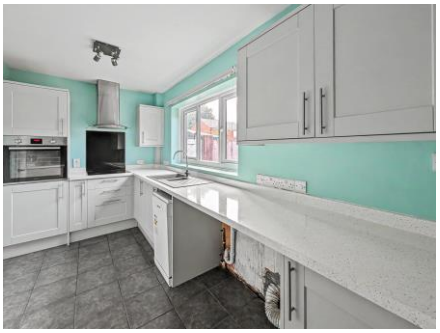


163 New Park Road, Castlefields, Shrewsbury, Shropshire, SY1 2SH

Offers in the Region Of £190,000

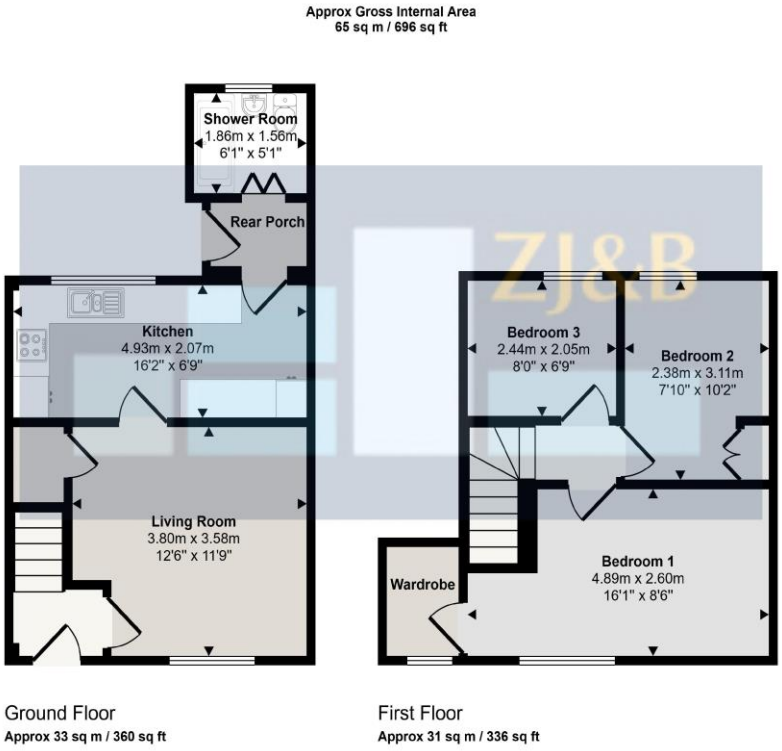
A Well-Presented Three-Bedroom Home – Conveniently located for the Town Centre and station.







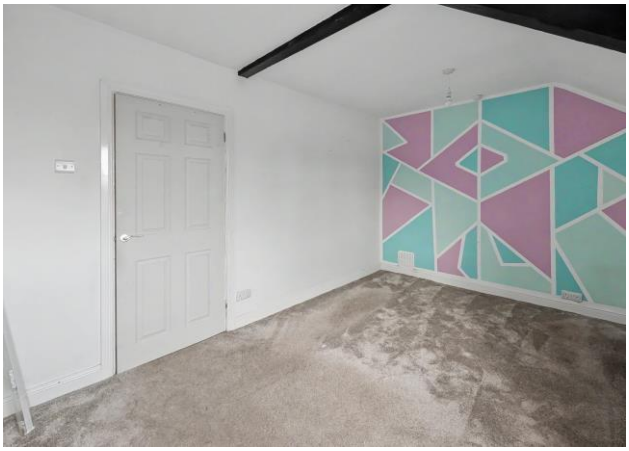
A well-presented three-bedroom home offering spacious and versatile accommodation, ideally situated within easy walking distance of Shrewsbury town centre and the train station. The property welcomes you with an entrance hall leading to the living room, perfect for relaxing and entertaining. There is also a spacious kitchen/dining room, together with a ground floor shower room. On the first floor there are three well-proportioned bedrooms, offering comfortable accommodation for families, couples or those requiring additional space for a home office. Externally, the property benefits from a private driveway providing valuable off-road parking, while to the rear is a generous garden, offering excellent outdoor space for relaxing, entertaining and family enjoyment. Combining well-balanced living accommodation, attractive outdoor space and an excellent location close to local amenities and transport links, this property would make an ideal purchase for first-time buyers, growing families or anyone seeking the convenience of town centre living. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.



FLOOR PLANS FOR GUIDANCE ONLY







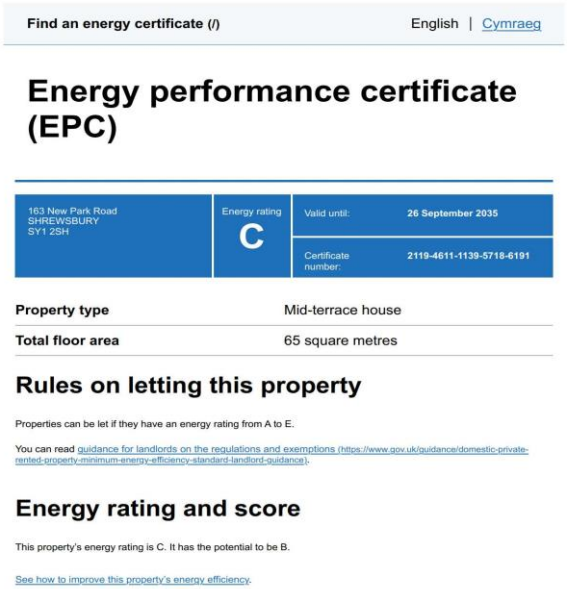












Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

163 New Park Road SHREWSBURY SY1 2SH	Energy rating C	Valid until:	26 September 2035
		Certificate number:	2119-4611-1139-5718-6191

Property type	Mid-terrace house
Total floor area	65 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 C. It has the potential to be B.

See how to improve this property's energy efficiency.



This is a copy of the title plan on 12 NOV 2025 at 09:43:30. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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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