ZJ&B
Zaza Johnson & Bath
Estate Agents

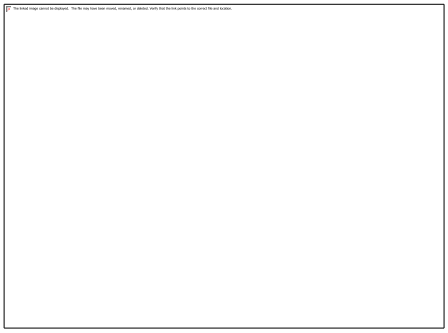
41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



116 Whitchurch Road, Harlescott, Shrewsbury, Shropshire, SY1 4ED

£215,000

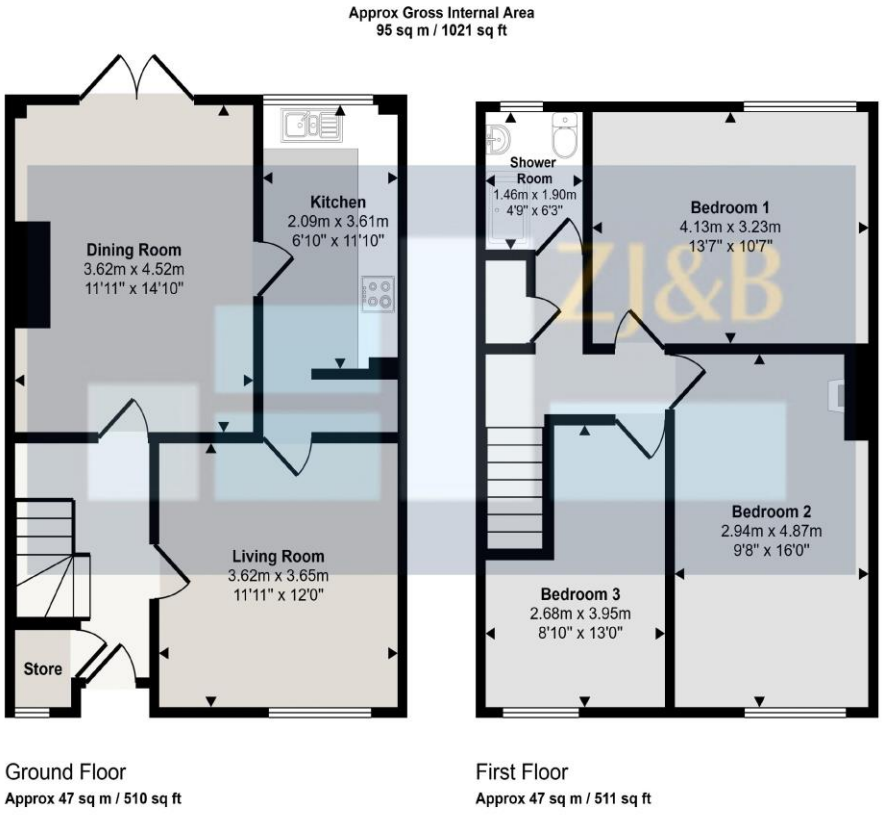
A spacious 3-bedroom terraced home situated in this popular area of Shrewsbury, with excellent local amenities close by.







A spacious three-bedroom terraced home situated in the popular Harlescott area of Shrewsbury, offering two reception rooms, an improved rear garden and driveway parking for two cars. Harlescott benefits from a wide range of everyday amenities, including supermarkets and retail outlets around Battlefield and Harlescott Retail Park. The area is convenient for access to Shrewsbury town centre, with its independent shops, restaurants and cafés, while the Harlescott Park and Ride provides an alternative way to travel into town. Road links to the A49 and A53 are also accessible. The ground floor accommodation comprises an entrance hall with a useful storage cupboard, a living room, a separate dining room and a galley kitchen. Upstairs, there are three bedrooms, including two doubles and a single, together with a modern fitted shower room. Outside, the rear garden has been improved by the current owners and features an Indian sandstone patio with a covered seating area, providing an appealing space for relaxing and entertaining. Gated access across the rear provides a practical route for bins, while the driveway to the front offers off-road parking for two cars.



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







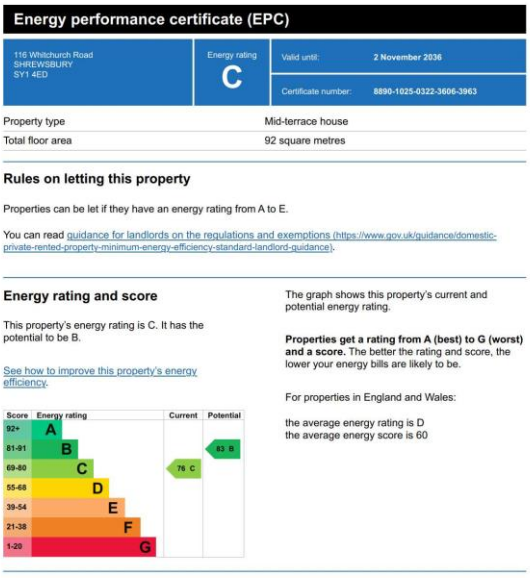












Energy performance certificate (EPC)

116 Whitchurch Road
SHREWSBURY
SY1 4ED

Energy rating: **C**

Valid until: **2 November 2036**

Certificate number: **8890-1025-0322-3606-3963**

Property type	Mid-terrace house
Total floor area	92 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.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



This is a copy of the title plan on 19 OCT 2026 at 08:57:30. 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 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