ZJ&B
Zaza Johnson & Bath
Estate Agents

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11 Greenfields Gardens, Greenfields, Shrewsbury, Shropshire, SY1 2RN

Offers in the Region Of £160,000

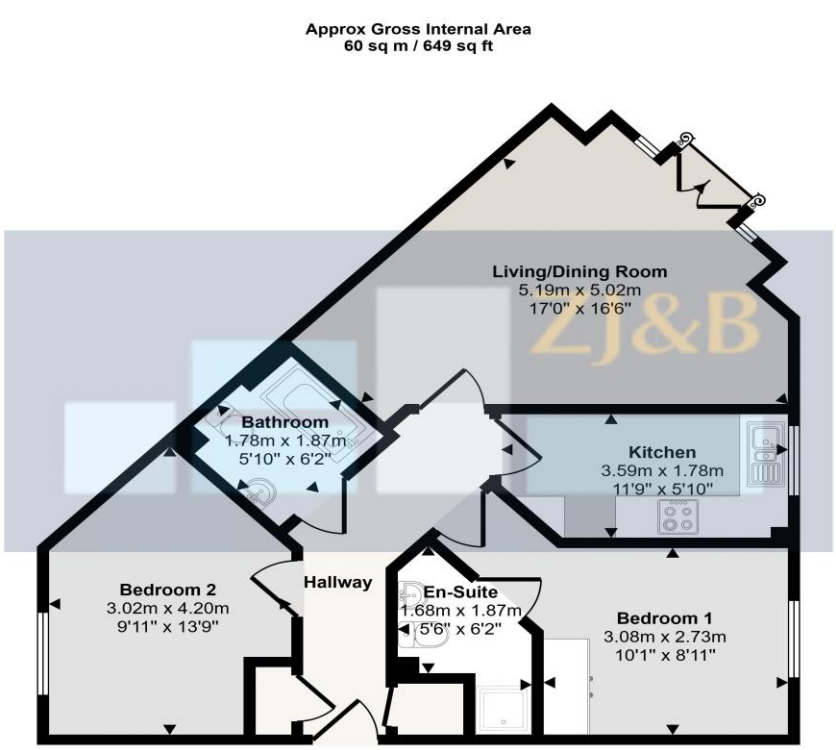
An attractive 2-bedroom flat, ideally positioned within easy reach of Shrewsbury town centre, with great amenities on the doorstep.







Situated within a well-established and conveniently located residential development, this well-proportioned two-bedroom second-floor apartment offers spacious accommodation and is ideal for first-time buyers, investors, or those looking to downsize. The accommodation briefly comprises an entrance hallway, generous living room, fitted kitchen, two well-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate bathroom. The property further benefits from electric central heating and double glazing throughout. Ideally positioned within easy reach of Shrewsbury town centre, the apartment enjoys excellent access to a wide range of amenities including the railway station, Theatre Severn, independent shops, cafés, bars and restaurants, making it an excellent choice for those seeking convenient town living. The property is leasehold with 136 years remaining on the lease. The ground rent is 311.78 per annum and the service charge is £1654.81 per annum.

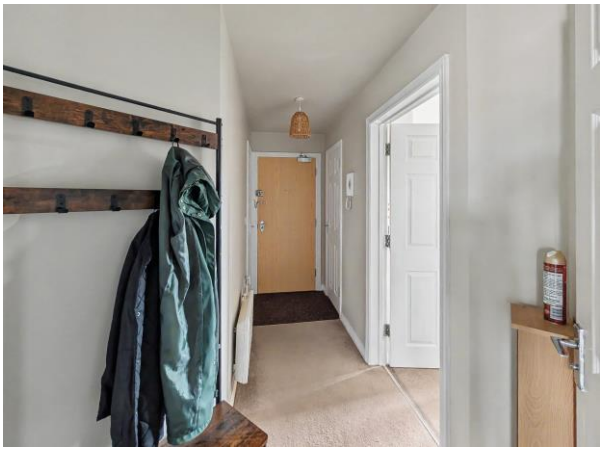


Floorplan

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







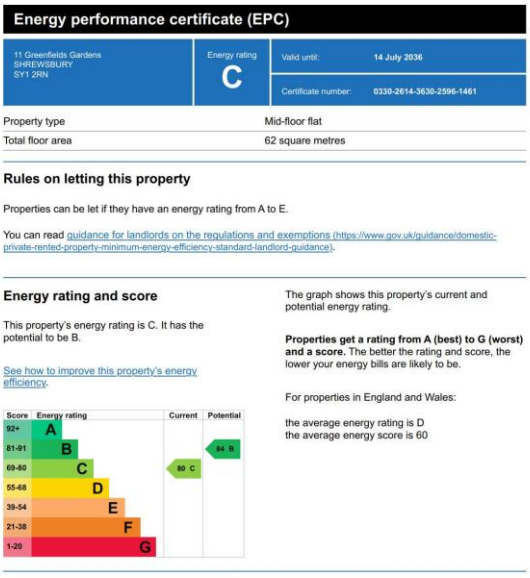












Energy performance certificate (EPC)

11 Greenfields Gardens SHREWSBURY SY1 2RN	Energy rating **C**	Valid until:	**14 July 2036**
		Certificate number:	**0330-2614-3630-2596-1461**

Property type	Mid-floor flat
Total floor area	62 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.

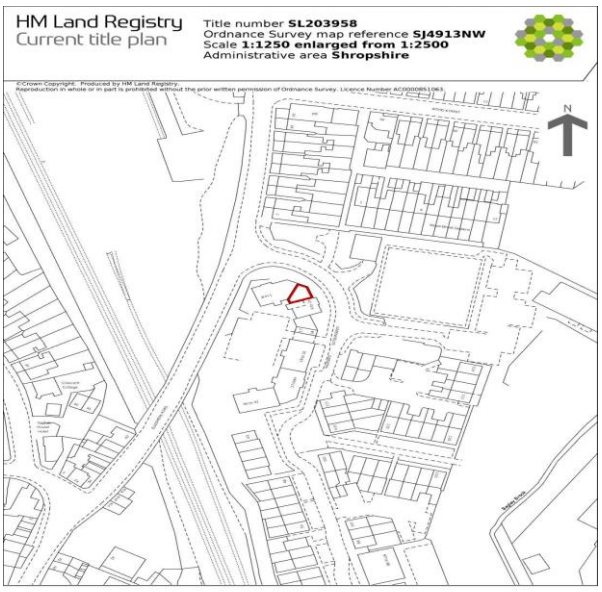
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 29 JUN 2026 at 17:07:48. 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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HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images.The quality and accuracy of any print will depend on your printer, your computer and its print settings.This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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

Council Tax Band B

Tenure: Our client advises us that the property is Leasehold. 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