ZJ&B
Zaza Johnson & Bath
Estate Agents

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1 Chapel Cottages, Hookagate, Shrewsbury, Shropshire, SY5 8BE

Offers in the Region Of £230,000

Beautifully renovated, this charming, two-bedroom semi-detached cottage, occupies a delightful position, just a short distance from Shrewsbury.







A charming and beautifully presented two-bedroom semi-detached cottage, occupying a delightful position within the popular village of Hook-a-Gate, just a short distance from Shrewsbury. The property has been recently renovated to a high standard by the current owner, successfully combining modern finishes with the warmth and character expected from a traditional cottage. The well-proportioned accommodation provides a welcoming feel throughout, briefly comprising a living room, a fitted kitchen/dining room, two bedrooms, and a bathroom. Externally, the property benefits from an attractive garden, a versatile garden building, currently used as a utility space, and ample parking.

Services - The property benefits from mains water, electricity, drainage, and gas-fired central heating.

Rights of Way & Covenants - Pedestrian Right of Way: There is a right to pass and repass at any time on foot only, over the adjoining property from the rear of the property down the path, for the benefit of No. 2 Chapel Cottages next door (subject to a fair contribution towards maintenance costs).

Utility Access - Severn Trent Water retains a right of access (with prior consent, except in the case of an emergency) to the sewage pumping equipment located on the exterior wall. Copies of these rights and covenants are available within the title deeds.

Location - Hook-a-Gate is a sought-after village situated approximately three miles south-west of Shrewsbury, surrounded by attractive Shropshire countryside with local footpaths and Lyth Hill nearby. The village features a popular local pub, while a comprehensive range of amenities is easily accessible in nearby Radbrook and Shrewsbury town centre. The location is also exceptionally convenient for commuters, offering swift access to the A5, A49, and the wider road network.



FLOOR PLANS FOR GUIDANCE ONLY







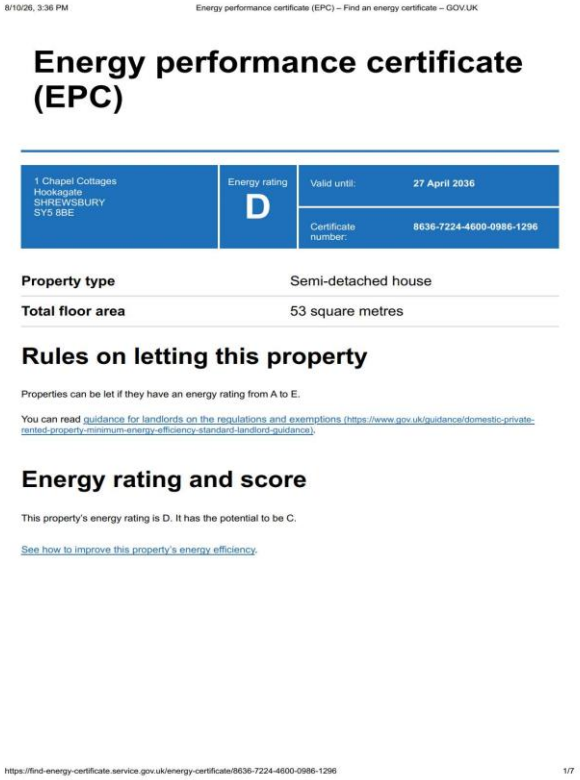












8/10/26, 3:36 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

1 Chapel Cottages Hookagate SHREWSBURY SY5 8BE	Energy rating **D**	Valid until:	**27 April 2036**
		Certificate number:	**8636-7224-4600-0986-1296**

Property type	Semi-detached house
Total floor area	53 square metres

Rules on letting this property

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

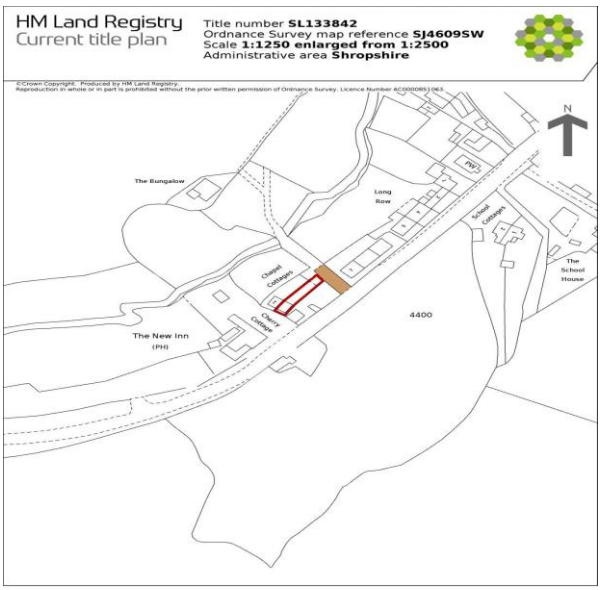
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

https://find-energy-certificate.service.gov.uk/energy-certificate/8636-7224-4600-0986-1296 1/7



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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