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



72 Wilfred Owen Close, Abbey Foregate, Shrewsbury, Shropshire, SY2 5BY

£160,000

This well-presented two-bedroom top-floor apartment provides generous and well-planned accommodation, ideally situated within easy reach of the town centre. The accommodation includes an entrance hall, a bright living/dining room with Juliet balcony, fitted kitchen, two good-sized bedrooms and a bathroom. Additional features include gas central heating, double glazing and an allocated parking space.





72 Wilfred Owen Close, Abbey Foregate, Shrewsbury, Shropshire, SY2 5BY

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises
Wooden entrance door. (Fire door)

Entrance Hall
Wood effect laminate flooring, radiator. Useful storage cupboard with plumbing for washing machine and hanging rail.

Bedroom 1
Wood effect laminate flooring, built-in double wardrobe with mirror fronted sliding doors, double glazed window to the rear.

Bedroom 2
Wood effect laminate flooring, radiator, double glazed window to the rear, access to loft space.

Bathroom
Tile effect vinyl flooring, fitted with 3 piece suite including bath with electric shower over and fully tiled walls around, wash basin and WC, radiator, extractor fan.

Living/Dining Room
Wood effect laminate flooring, uPVC French doors open on to a Juliet balcony, 2 radiator, double doors to Kitchen.

Kitchen
Wood effect laminate flooring, double glazed window to the side, wall mounted gas combi boiler. Fitted with a good range of units with laminate worktop, inset sink unit, 4 ring electric hob with oven below and filter hood above.

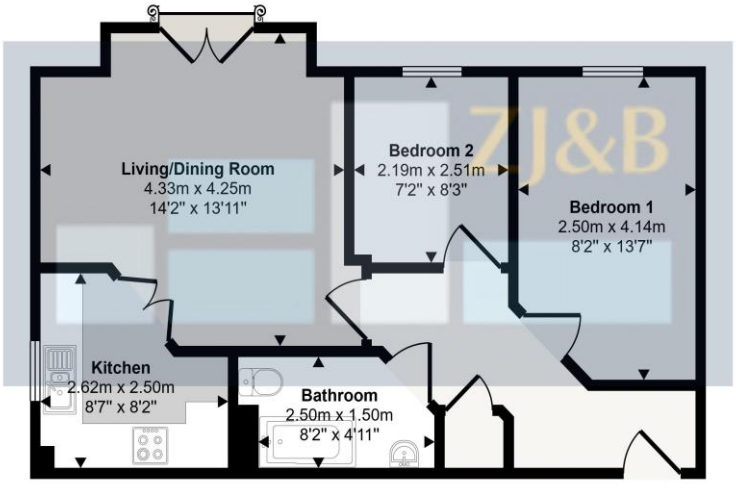
Lease Details
131 years remaining on the lease. Ground rent is £200 per annum -£100 every 6 months. The Service Charge is £198.58 for the first month and then £162.58 for the following.

Council Tax Band A

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.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

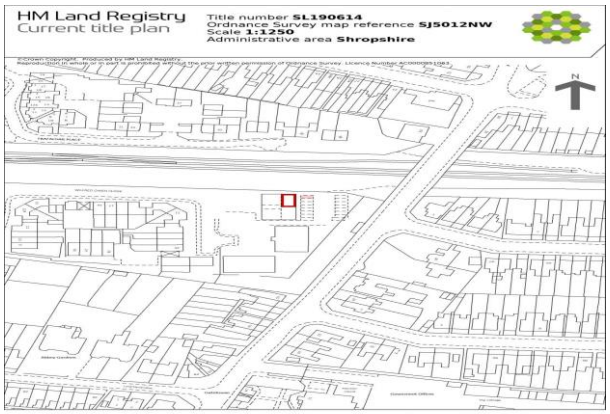
Approx Gross Internal Area
51 sq m / 548 sq ft



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

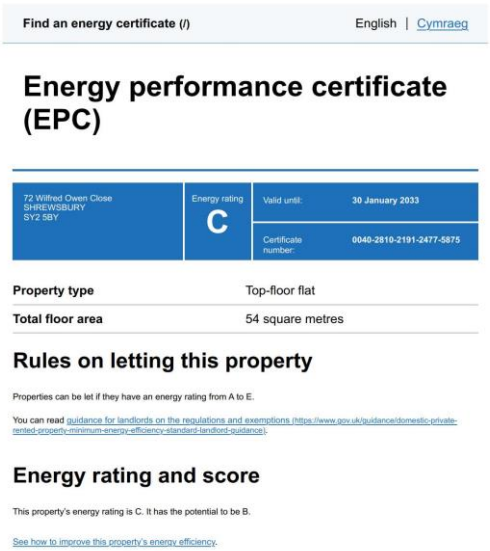


This is a copy of the title plan on 7 JAN 2026 at 09:44:10. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

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.



Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

72 Wilfred Owen Close SHREWSBURY SY2 5BY	Energy rating C	Valid until:	30 January 2033
		Certificate number:	0040-2810-2191-2477-5875

Property type	Top-floor flat
Total floor area	54 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.













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 will benefit from some **free** no obligation mortgage advice.
To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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