



**6 John Street,  
Shrewsbury,  
SY1 2RZ**

**Asking Price £269,995**



A Victorian end terrace house situated on a residential street in a convenient location, close to Shrewsbury Town Centre and its railway station.

The property briefly comprises to the ground floor dining room, sitting room, kitchen with door leading into the rear garden. To the first floor landing, master bedroom with an attractive en-suite bathroom, further double bedroom and shower room. To the third floor a loft conversion providing a third double bedroom. Outside is side access to an enclosed low maintenance rear garden.

Shrewsbury is the County town of Shropshire, sitting inside a loop of the River Severn. Shrewsbury offers all amenities including supermarkets, bars, restaurants, shops, mainline railway station and motorway network links to the A5, M54, M6 and beyond.

An internal viewing is highly recommended.

### Dining Room

11'8" x 11'7" (3.58m x 3.55m)

Feature exposed brickwork to fireplace recess with slate hearth, radiator, double glazed sash style window to the front, useful storage cupboard, solid oak door to living room, staircase with oak handrail leads to first floor landing

### Living Room

12'7" x 11'8" (3.86m x 3.58m)

With feature exposed brickwork to fireplace recess with slate hearth, radiator, double glazed window overlooking rear garden, oak door to large walk in storage cupboard, housing gas fired central heating boiler.



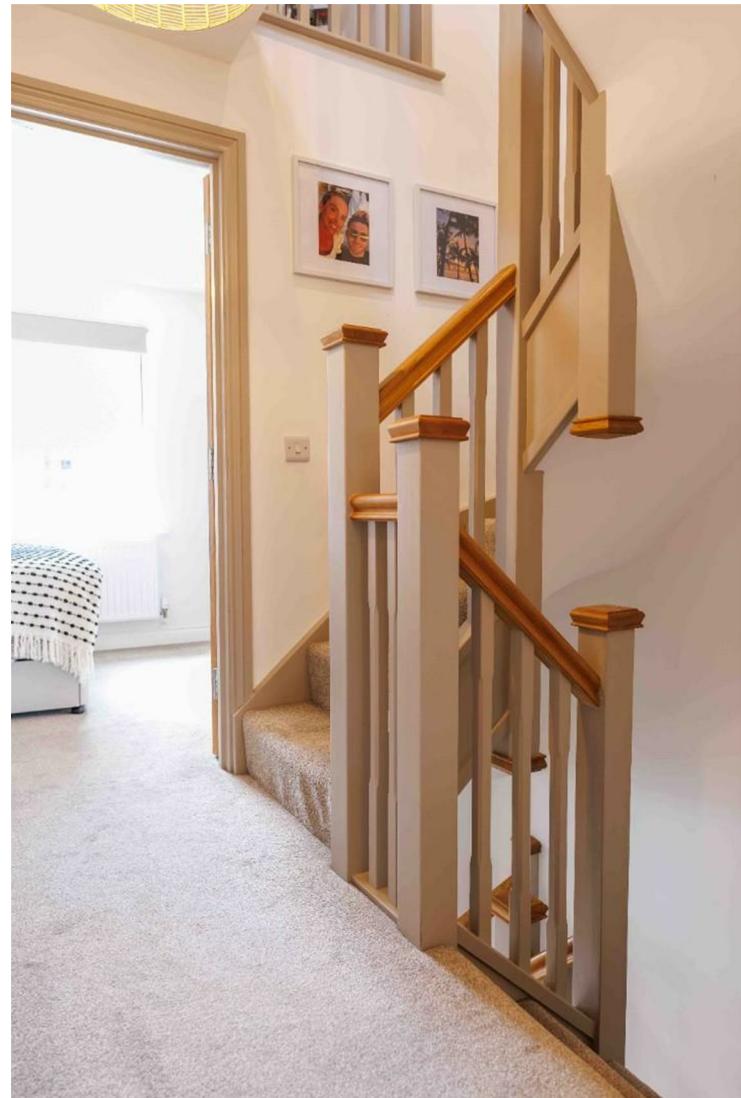
### Kitchen

10'9" x 5'10" (3.30m x 1.78m)

Fitted with a range of contemporary units with marble style worktops, inset Lamona sink unit, feature glazed tiled wall, integrated fridge/freezer, electric oven, 4 ring gas hob with filter hood above and slim-line dishwasher. Tiled flooring, radiator, dual aspect double glazed windows overlook garden, double glazed door to the rear.

### First Floor Landing

Staircase with oak hand rail leads to second floor loft conversion.



### Master Bedroom

11'8" x 10'2" (3.58m x 3.10m)

Radiator, built in wardrobe, double glazed window overlooking garden to the rear, opening to Inner lobby with built in wardrobe, oak door to

### En-suite Bathroom

Fitted with Victorian style claw foot bath with side mixer tap, wash hand basin with cupboard beneath, WC, pattern tile flooring, heated towel rail, extractor fan and double glazed window to the rear.



## Bedroom Two

11'8" x 7'8" (3.58m x 2.36m)

Double bedroom with radiator and sash style double glazed window to the front.



## Shower Room

Fitted with a 3 piece suite including fully tiled corner shower cubicle with sliding door, wash hand basin with cupboard beneath, WC, tiled flooring, extractor fan.

## Bedroom Three

15'2" x 11'6" (4.64m x 3.53m)

Two radiators, double glazed skylight, oak doors to under eaves storage cupboards, exposed timbers.



## Outside

Pathway to the side of the property leads via gate to the rear enclosed garden. A low maintenance garden with patio area to the rear.



### AGENTS' NOTES:

EPC RATING: D a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property is Band B (currently £1,792.52 for the year 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also

confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 10,000mbps

Mobile Signal/Coverage Indoors: EE Limited, Three Limited, O2 Likely, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Likely, Three Likely, O2 Likely, Vodafone Likely

PARKING: Street parking, no permit required.

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

The vendor of this property is a relation to the owner of Davies White and Perry.

METHOD OF SALE: For Sale by Private Treaty.

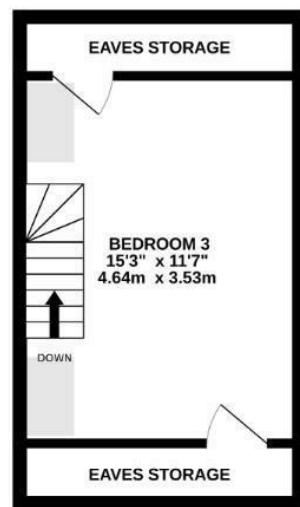
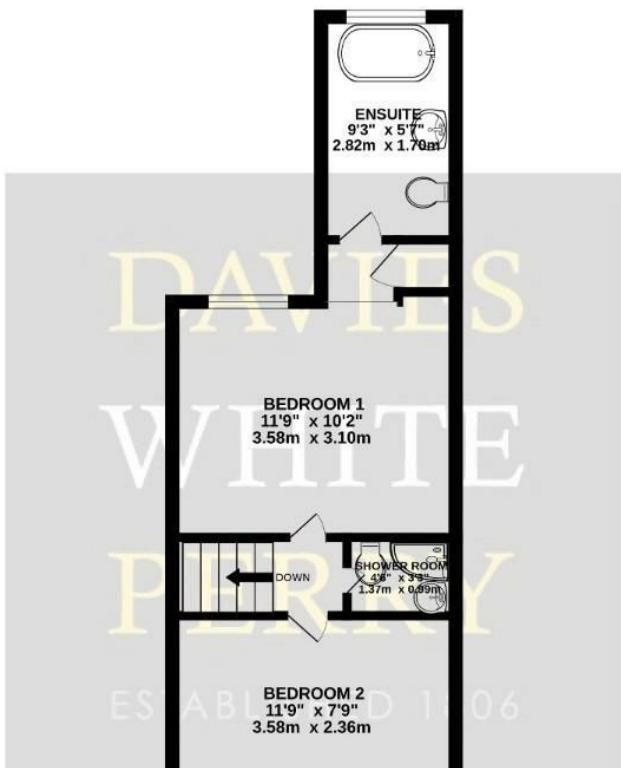
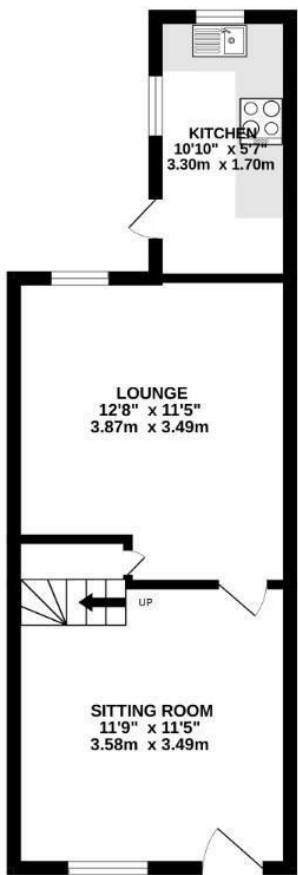
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at [newport@davieswhiteperry.co.uk](mailto:newport@davieswhiteperry.co.uk)

DIRECTIONS: As you enter into Shrewsbury turn left into Shrewsbury from the A49 by the David Lloyd Gym, Continue to Sundorne Rd/B5062, at the round about take the second exit and follow Sundorne Rd/B5062 and A5191 to Sultan Rd in Shrewsbury, at the mini roundabout take a left onto Sultan Road continue for half a mile and take a left onto John Street. The property has a For Sale board outside.

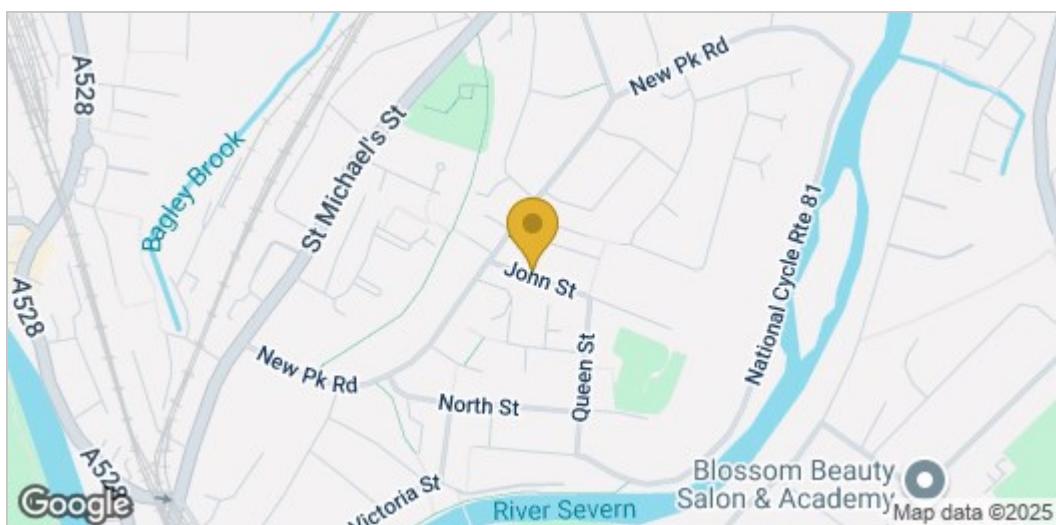
GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.

2ND FLOOR  
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.