





King Street, Shrewsbury
£1,350

A recently renovated, extended three bedroom mid terrace house, with deceptively spacious accommodation and beautifully landscaped rear garden and off street parking.

The accommodation includes an impressive entrance hallway, attractive living room, dining room, stunning open plan refitted kitchen breakfast room, sitting room with French doors and cloakroom. The first floor offers three bedrooms and a luxury refitted bathroom. Externally there is a landscaped rear garden, with a patio area and lawn with established beds and borders which leads to off street parking to the rear.

The property is situated in this highly sought after residential location within close proximity to riverside walks and within walking distance of the medieval town centre of Shrewsbury. Access to the national road and rail network is excellent from this location.

Please note, the fire surround in the living room is decretive and not to be used. The loft space is not suitable for use and is excluded from the tenancy. Pets considered.

£1,350 pcm Rent
£310 Holding Deposit
£1,550 Deposit

Reception Hall

With original Minton tiled flooring, radiator, and doors leading to both the living and dining room.

Living Room

With feature decorative fire (not for use) on tiled hearth, radiator, single glazed bay window to front with shutters, build in seating and storage, fitted storage into alcove and radiator.

Dining Room

With tiled fire hearth, radiator, Upvc double glazed window to rear, herringbone wooden style flooring, door leading to;

Stunning Kitchen Breakfast Room

Refitted with a contemporary range of units comprising sink with mixer taps set into Quartz worksurfaces, extending to two wall sections. Extensive range of cupboards and drawers under, integrated fridge freezer, eye level double oven, hob unit and splash backs. Cupboard housing recently replaced combination gas central heating boiler, herringbone wooden style flooring. Door leading to understairs storage which is currently used as a Pantry. Inset ceiling lights, Upvc double glazed window to side. Access to;

Sitting Room

With herringbone wooden style flooring and under floor heating, space and plumbing for washing machine, Upvc double glazed French doors to rear garden. Door leading to

Cloakroom

Fitted with low flush Wc with hidden cistern and wash hand basin.

Stairs rise from the reception hall to first floor landing

Bedroom

With single glazed windows to front and radiator.

Bedroom

With single glazed window to rear, radiator

Bedroom

With UPVC double glazed window to rear and radiator.

Bathroom

Refitted with a modern three piece suite comprising of paneled bath with glass screen and shower attachment, wash hand basin and low flush wc set into vanity unit. Tiled surround to walls, velux window and heated towel rail.

Outside

The property is approached via pathway extending up to the front door. Front garden is laid with floral borders and beds. The rear garden is a delightful feature of the property which has been landscaped to provide paved patio which is a perfect space for Al fresco dining, leading to lawn with raised borders and pathway leading to space for garden shed and gate leading parking area.

EPC Rating D

For a full copy of the Energy Performance Certificate please contact agents

Council Tax Band C

Shropshire Council

Term

Assured Shorthold Tenancy for a minimum period of 6 months

Viewings

By appointment only through Roger Parry & Partners

Measurements

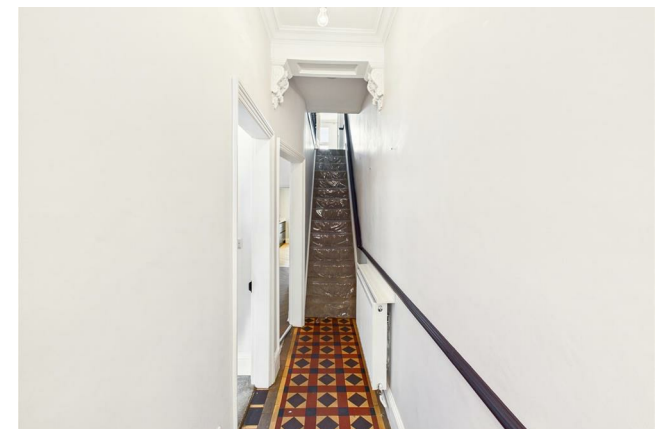
All measurements mentioned in these lettings particulars are approximate

Tenancy Deposit

Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

Holding Deposit

PLEASE READ CAREFULLY. Before your application can be fully considered, you will need to pay Roger Parry & Partners a holding deposit equivalent to one weeks rent for the property you are interested in. It is important that you know your legal rights, you should feel free to seek independent legal advice before signing this, or indeed any other document that we put before you. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days, a longer period will only be allowed when agreed upon by both parties. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by Roger Parry & Partners. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by Roger Parry & Partners or Rightmove Landlord & Tenant Services, and if it becomes apparent that you have provided us with false or misleading information as part of your tenancy application, or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by Roger Parry & Partners and your Landlord. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within seven days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited towards the first months' rent due under that tenancy. Where your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within seven days. You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request.



General Services:

Local Authority: Shropshire Council
Council Tax Band: C
EPC Rating: D

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only
through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.