

41 St Johns Hill Shrewsbury SY1 1JQ Tel: 01743 248351 Fax: 01743 249217 Web: www.zjandb.com Email: lettings@zjandb.com

Zaza Johnson & Bath

Incorporating Jacksons

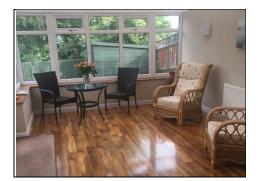


15 Arden Close Underdale Shrewsbury Shropshire SY2 5YP

Monthly Rental Of £1,300

Available from June 2025, Large 3 bedroom detached house (Formerly 4 Bedroom) offering Hall, Living Room, Kitchen/Dining Room, Magnificent Conservatory, Utility, WC, Integral Garage, Ensuite Main Bedroom, Family Bathroom, Private Rear Garden bordering fields., Partly furnished, ZJ&B TENANT INFORMATION: Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks. 1 weeks holding fee applicable to successful applicants. Deposit: 5 weeks rent and first month's rent payable in advance. Rent EXCLUDES utilities and council tax. Tenancies granted on a 12 month Assured Shorthold Tenancy unless otherwise agreed. Smoking is prohibited in the Property, and Pets are not considered unless otherwise stated.





15 Arden Close, Underdale, Shrewsbury, Shropshire, SY2 5YP



Accommodation includes: Entrance Hall Living Room 13' 6'' x 13' 4'' (4.11m x 4.06m) Kitchen/Breakfast Room 18' 3'' x 19' 4'' (5.56m x 5.89m) Conservatory 15' 5'' x 11' 4'' (4.70m x 3.45m) Utility Room 7' 3'' x 6' 6'' (2.21m x 1.98m) Cloakroom/WC Integral Garage 16' 2'' x 7' 10'' (4.92m x 2.39m) Bedroom 1 12' 9'' x 11' 0'' (3.88m x 3.35m) En Suite Shower Room Bedroom 2 19' 3'' x 8' 3'' (5.86m x 2.51m) Bedroom 3 9' 11'' x 8' 4'' (3.02m x 2.54m) Family Bathroom

Council Tax Band D

Monthly Rental Of £1,300 per calendar month

Deposit - £1,500.00 5 weeks rent

Minimum Term of 12 months



Energy performance certificate (EPC)



FLOOR PLANS FOR GUIDANCE ONLY