



Zaza Johnson & Bath
Incorporating Jacksons

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



15 Arden Close **Underdale Shrewsbury Shropshire** **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, En-suite 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.



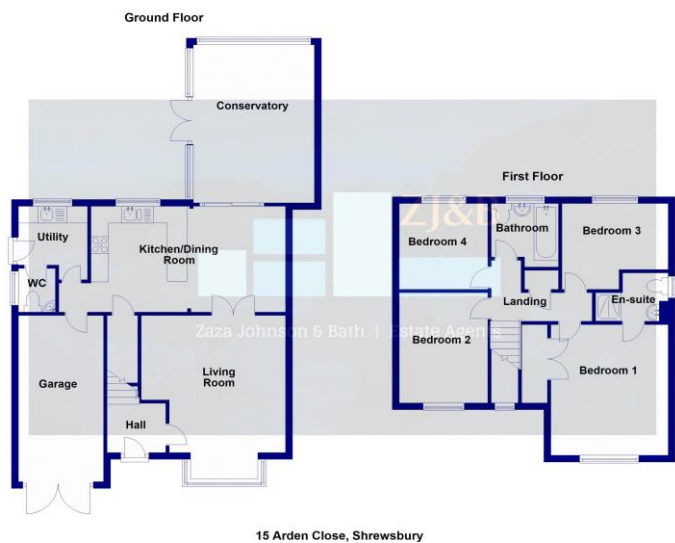
15 Arden Close, Underdale, Shrewsbury, Shropshire, SY2 5YP



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 10' 9" x 8' 2" (3.27m x 2.49m)
- Bedroom 3 9' 11" x 8' 4" (3.02m x 2.54m)
- Family Bathroom
- Bedroom 4 8' 3" x 8' 2" (2.51m x 2.49m)

- 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) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

15, Arden Close
Shrewsbury, SY2 5YP

Energy rating
C

Valid until 2 August 2027

Certificate number
8055-7238-6956-6342-7962

Property type
Detached house

Total floor area
97 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the exemptions and exemptions to this rule](#). You can also read [guidance on how to improve the energy efficiency of your property](#).

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy performance.](#)

<https://www.energy-certificates.digital.communities.gov.uk/energy-certificates/8055-7238-6956-6342-7962>

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FLOOR PLANS FOR GUIDANCE ONLY