



Zaza Johnson & Bath
Incorporating Jacksons

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173 Copthorne Road Copthorne Shrewsbury Shropshire SY3 8NA

Monthly Rental Of £1,350

Available June 2025 - 4 bedroom property in the popular residential area of Shrewsbury - close to Schools, Hospital and amenities, Accommodation includes: Hall, Living Room, Dining Room, large Kitchen, Three 1st Floor Bedrooms, Shower Room, Attic Room/Bedroom 4, Garden. 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; Pets are not considered unless otherwise stated.



173 Copthorne Road, Copthorne, Shrewsbury, Shropshire, SY3 8NA



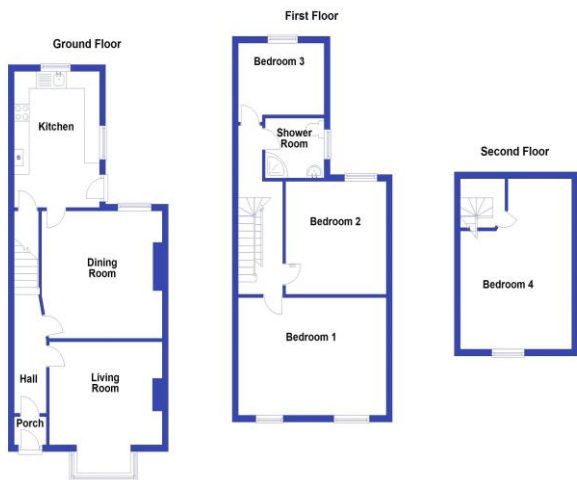
Accommodation includes:
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Entrance Hall
Living Room 13' 0" x 12' 4" (3.96m x 3.76m)
Dining Room 13' 2" x 12' 1" (4.01m x 3.68m)
Kitchen 13' 3" x 9' 4" (4.04m x 2.84m)
First Floor Landing
Bedroom 1 15' 7" x 11' 5" (4.75m x 3.48m)
Bedroom 2 11' 0" x 10' 10" (3.35m x 3.30m)
Bedroom 3 9' 5" x 5' 2" (2.87m x 1.57m)
Shower Room
Second Floor Bedroom 4 16' 6" x 14' 0" (5.03m x 4.26m)
Front and Rear Gardens

Council Tax Band C

Monthly Rental Of £1,350
per calendar month

Deposit - £1,500.00
5 weeks rent

Minimum Term of 12 months



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided for a guidance located not an exact replication of the property. Plan produced using Planity (Planity.co.uk)

173 Copthorne Road, Shrewsbury

0904 0025 13 44Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

173, Copthorne Road
Shrewsbury
SY3 8NA

Energy rating

E

Valid until
23 November 2025

Certificate
number
9640-2881-7359-6756-7469

Property type
end-terrace house

Total floor area
115 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/energy-performance-certificate-letting>
<https://www.gov.uk/energy-performance-certificate-letting>

Energy efficiency rating for this property
This property's current energy rating is E. It has the potential to be C.
[See how to improve this property's energy performance](https://www.gov.uk/energy-performance-certificate-letting)

<https://www.energy-certificates.service.gov.uk/energy-certificates/9640-2881-7359-6756-7469>

1/1

FLOOR PLANS FOR GUIDANCE ONLY