



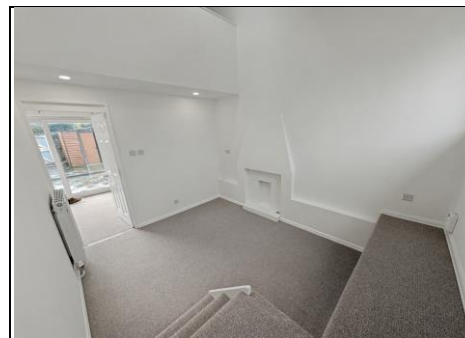
**Zaza Johnson & Bath**  
Incorporating Jacksons

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [lettings@zjandb.com](mailto:lettings@zjandb.com)



## **7 The Knolls** **Bicton Heath Shrewsbury Shropshire** **Monthly Rental Of £695**

**A well presented one bedroom house conveniently situated for the Hospital, Park and Ride and link roads. Accommodation includes: Living Room, Dining Room, Kitchen, Bedroom, Shower Room, Attractive Garden, Allocated Parking Space. GCH & DG. 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.**



7 The Knolls, Bicton Heath, Shrewsbury, Shropshire, SY3 5DR



Council Tax Band A

Monthly Rental Of £695  
per calendar month

Deposit - £801.00  
5 weeks rent

Minimum Term of 12 months

10/12/2025, 15:08

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Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)

7, The Knolls Bicton Heath Shrewsbury SY3 5DR	Energy rating <b>D</b>	Valid until: 24 September 2027
		Certificate number: 0361-2895-6818-9023-9185

Property type

Mid-terrace house

Total floor area

46 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can need guidance for landlords on the regulations and exemptions. <https://www.gov.uk/landlord-domestic-estate-agency-guidance>

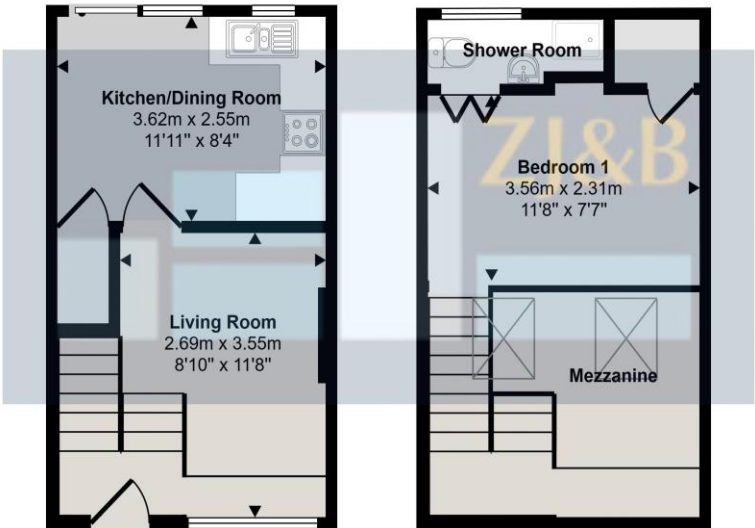
Energy rating and score

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

<https://find-energy-certificates.service.gov.uk/energy-certificates/0361-2895-6818-9023-9185>

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Approx Gross Internal Area  
34 sq m / 364 sq ft



Ground Floor  
Approx 22 sq m / 240 sq ft

First Floor  
Approx 12 sq m / 124 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.