



SAMUEL WOOD

38 King Street, Shrewsbury, Shropshire, SY2 5ES

£950 Per Month







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Shrewsbury, Shropshire, SY2 5ES



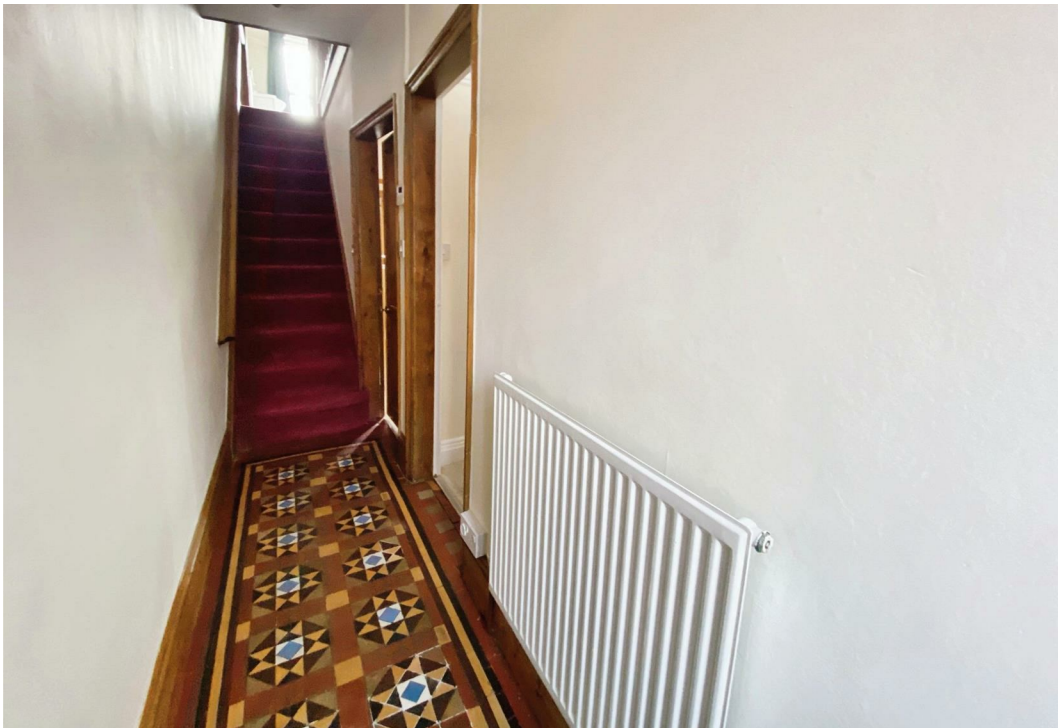
MANAGED BY SAMUEL WOOD. Newly decorated, well appointed property situated in a sought after residential area and within walking distance of both the town centre and train station.

MANAGED BY SAMUEL WOOD The accommodation briefly comprises of entrance hallway, living room with open fire, separate dining room, kitchen with built in electric hob and oven as well as space for an upright fridge freezer, two bedrooms, with the main being of a particularly good size, bathroom with bath and shower over the bath. Outside, attached to the property and accessed via the back door in the kitchen, is a utility room, with sink and space for a washing machine.

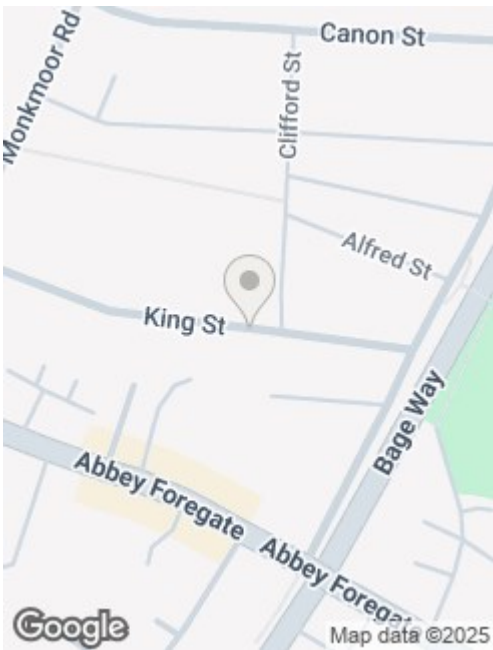
The property has a pleasant back garden and a small front garden.











## Directions

Available on a min 12 months tenancy.  
Unfurnished.  
No smoking/vaping.  
No Pets.  
EPC - D  
Council Tax Band – B  
Utilities (mains gas, mains electric, mains water, mains drainage)  
Parking situation – on street parking











Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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[www.samuelwood.co.uk](http://www.samuelwood.co.uk)