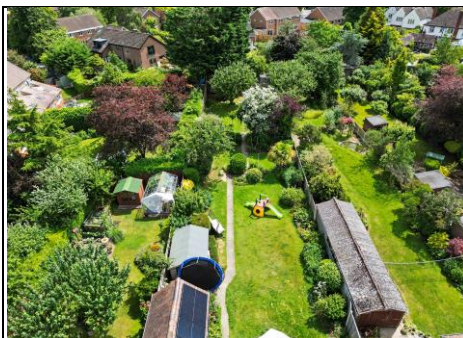




**89 Woodfield Road, Copthorne,
Shrewsbury, Shropshire, SY3 8HU**

Monthly Rental Of £2,250

Available Now . A detached house standing in large gardens (180' long). Situated in one of Shrewsbury's premier roads, close to the town. Accommodation provides: Porch, Hall, WC, 3 Spacious Reception Rooms, Kitchen/Breakfast Room, 6 Bedrooms, one with En-suite, Bathroom, Useful Loft Room, Additional Garden Room/Office, Garage & Covered Carport. A beautifully presented and recently renovated three bedroom terrace located within walking distance of the town centre and river walks. ZJ&B TENANT INFORMATION: (APT) Assured Periodic Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks. 1 weeks holding fee is applicable to successful applicants. Deposit: 5 weeks' rent and the first month's rent payable in advance. Rent EXCLUDES utilities and council tax. Smoking is prohibited in the Property.



89 Woodfield Road, Copthorne, Shrewsbury, Shropshire, SY3 8HU



Council Tax Band E

Monthly Rental Of £2,250
per calendar month

Deposit - £2,596.00
5 weeks rent

Energy performance certificate (EPC)

89 Woodfield Road
Shrewsbury
SY3 8HU

Energy rating
B

Valid until: 19 December 2033
Certificate number: 9350-2821-0320-2397-0385

Property type
Detached house

Total floor area
140 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/government/guidance/energy-ratings-property-efficiency-standard-landlord-guidance](#)).

Energy rating and score

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

Score

Energy rating

Current

Potential

92+

A

A

89-91

B

B

82-88

C

C

74-81

D

D

69-73

E

E

65-68

F

F

55-64

G

G

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

A detailed floor plan diagram showing three levels of a property. The Ground Floor (approx. 110 sq m) includes a Garden Door/Office, Living Room, Dining Room, Kitchen, and a large Living Room. The First Floor (approx. 79 sq m) includes a Hall, Living Room, Dining Room, Kitchen, and a large Living Room. The Second Floor (approx. 178 sq m) includes a Landing, three Bedrooms, a Bath, and a large Living Room. A compass rose is located in the top right corner. The diagram is watermarked with 'Z1&B'.

Floor plans for guidance only