



## Greengates Mousecroft Lane Radbroke Shrewsbury SY3 9DX

**Monthly Rental Of £1,700**

**4 Bedroom detached family in popular location enjoying country outlook,, property offers 4 Bedrooms, 2 Receptions, Kitchen/Breakfast Room, Bathroom, Gardens, Garage, GCH, Ample Parking, 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. Smoking is prohibited in the Property.**





**Accommodation comprises**

Spacious Entrance Hall

Living Room 13' 9" x 11' 9" (4.19m x 3.58m)

Dining Room 11' 9" x 11' 9" (3.58m x 3.58m)

Kitchen/Breakfast Room 16' 5" x 11' 3" (5.00m x 3.43m)

Garage 14' 3" x 9' 1" (4.34m x 2.77m)

First Floor Landing

Bedroom 1 - Front 13' 9" x 11' 10" (4.19m x 3.60m)

Bedroom 2 - Rear 11' 10" x 11' 9" (3.60m x 3.58m)

Bedroom 3 - Rear 11' 9" x 8' 4" (3.58m x 2.54m)

Bedroom 4 - Front 10' 9" x 8' 4" (3.27m x 2.54m)

Bathroom

Gardens

**Council Tax Band C**

**Monthly Rental Of £1,700  
per calendar month**

**Deposit - £1,961.00  
5 weeks rent**



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**Energy performance certificate (EPC)**

Greengates, Mousecroft Lane, Radbrook, Shropshire, SY3 9DX	Energy rating	E	Valid until	3 November 2031
Certificate number 3918-1129-2009-0237-7292				

Property type

Detached house

Total floor area  
134 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 regulations and exemptions <https://www.gov.uk/government/collections/energy-related-communications/rules-energy-efficiency>

**Energy efficiency rating for this property**

This property's current energy rating is E. It has the potential to be G.

[See how to improve this property's energy efficiency](#)