



## 6 The Orchard, Bicton Heath, Shrewsbury, Shropshire, SY3 5AW

### Monthly Rental Of £850

A modern 2 bedroom terraced house in an attractive courtyard setting,  
The property offers: Hall, Living Room, Kitchen, 2 Good Bedrooms,  
Bathroom, GCH, DG, Private Rear Garden, Allocated Parking Space.  
Convenient Local Amenities and Close To Excellent Road Networks.

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 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.



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Entrance Hall

Living Room 14' 0" x 12' 11" (4.26m x 3.93m)

Kitchen 8' 7" x 6' 7" (2.61m x 2.01m)

Bedroom 1 13' 0" x 8' 8" (3.96m x 2.64m)

Bedroom 2 10' 0" x 8' 0" (3.05m x 2.44m)

Bathroom

Private Rear Garden

Allocated Parking Space

Council Tax Band B

Monthly Rental Of £850  
per calendar month

Deposit - £980.00  
5 weeks rent

Ground Floor



6 The Orchard, Shrewsbury

First Floor



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### Energy performance certificate (EPC)

6, The Orchard Bicton Heath Shrewsbury SY3 5AW	Energy rating <b>C</b>	Valid until 11 April 2027
Certificate number 9396-6075-7284-0213-1946		

Property type Mid-terrace house

Total floor area 57 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 [here](https://www.gov.uk/government/guidance/energy-performance-certificate-guidance).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

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

FLOOR PLANS FOR GUIDANCE ONLY