



## **60 Wenlock Road, Shrewsbury, Shropshire, SY2 6JT**

### **Monthly Rental Of £895**

Refurbished 2-bedroom terrace in a popular area with many amenities nearby, accommodation includes a living room, a kitchen, 2 Bedrooms, a shower room, a garden, and GCH. 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 21' 3" x 13' 5" (6.47m x 4.09m)  
Kitchen 13' 5" x 6' 9" (4.09m x 2.06m)  
First Floor Landing  
Bedroom 1 11' 6" x 10' 7" (3.50m x 3.22m)  
Bedroom 2 10' 2" x 7' 0" (3.10m x 2.13m)  
Shower Room  
Garden

Council Tax Band B

Monthly Rental Of £895  
per calendar month

Deposit - £1,032.00  
5 weeks rent



10000201\_0021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

60, Wenlock Road Shrewsbury SY2 6JT	Energy rating <b>E</b>	Valid until 9 June 2024
Certificate number 6374-7026-1760-9050-4862		

Property type  
Mid-terrace house

Total floor area  
63 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 provisions and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/10000201\\_0021](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/10000201_0021)).

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

https://www.energy-certificates.digital.communities.gov.uk/energy-certificates/6374-7026-1760-9050-4862

FLOOR PLANS FOR GUIDANCE ONLY