



31 Pool Rise Springfield Shrewsbury Shropshire SY2 6EW **Monthly Rental Of £750.00**

Offering good size living accommodation with 2 Double Bedrooms, Kitchen, Conservatory, 2 Reception Rooms, Bathroom with bath and separate shower, Solar Heating, Available from mid December 2021. No Pets.

ZJ&B TENANT INFORMATION: Tenancies granted subject to contract following satisfactory credit and referencing 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. Tenancies granted on a 12 month Assured Shorthold Tenancy unless otherwise agreed.



31 Pool Rise, Springfield, Shrewsbury, Shropshire, SY2 6EW

- Entrance Hall
- Sitting Room 11' 10" x 10' 5" (3.60m x 3.17m)
- Living Room 18' 0" x 10' 3" (5.48m x 3.12m)
- Conservatory 12' 3" x 10' 3" (3.73m x 3.12m)
- Kitchen 9' 5" x 8' 3" (2.87m x 2.51m)
- Bedroom 1 18' 1" x 10' 6" (5.51m x 3.20m)
- Bedroom 2 10' 3" x 9' 2" (3.12m x 2.79m)
- Bathroom



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

Energy performance certificate (EPC)

31, Pool Rise Springfield SY2 6EW	Energy rating D	Valid until 8 August 2027
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Property type
Semi-detached house

Total floor area
83 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](#). [Check here](#) if you have a property that is exempt from the regulations.

Energy efficiency rating for this property
This property's current energy rating is D. 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/5558-2831-7382-8353-3241>

FLOOR PLANS FOR GUIDANCE ONLY

