



SAMUEL WOOD

37 St Julians Crescent, Shrewsbury, Shropshire, SY1 1UD

£1,500 Per Calendar Month



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A most appealing town house backing onto and having views over the River Sever. Private terrace, secure gated entry system, allocated parking and town centre location. Viewing recommended.

The accommodation briefly comprises: Entrance hall, kitchen/dining room, cloaks/WC, 3 bedrooms, 2 bathrooms and garage. The private terrace at the rear overlooks the river and the property also benefits from gas central heating and double glazing. Available to let unfurnished on an Assured available Tenancy.  
Unfurnished

Minimum 12 months tenancy.  
Pets are not considered

EPC Rating: B  
Council Tax Band D

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

### Entrance Hall

Kitchen/Diner 16'8" x 13'3" max (5.1 x 4.04 max)

### WC

Garage 16'8" x 8'6" (5.1 x 2.6)

### Stairs

Living Room 18'3" max x 16'8" (5.57 max x 5.1)

Bedroom 13'5" x 8'11" (4.1 x 2.72)

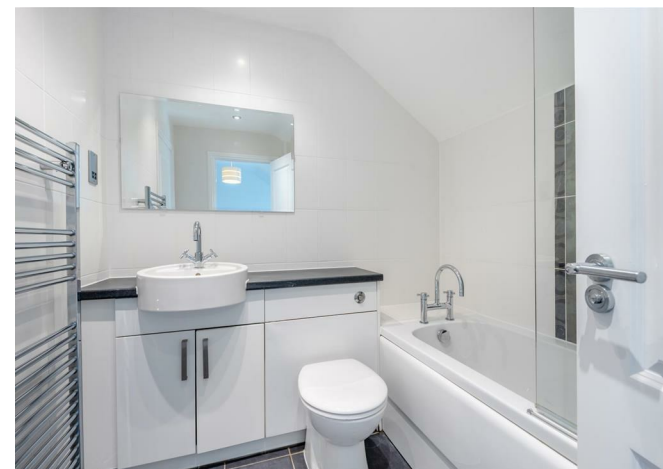
### Shower Room

### Stairs

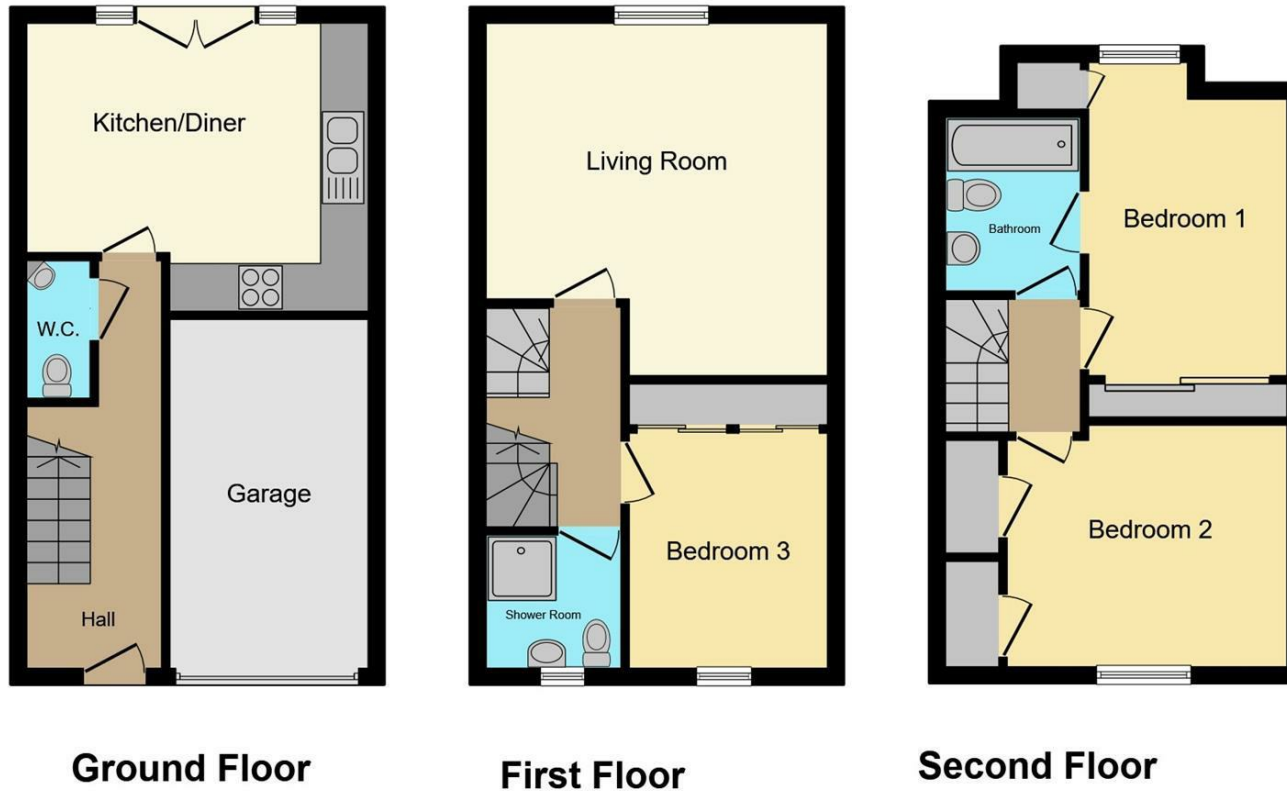
Bedroom 15'3" x 8'6" (4.66 x 2.6)

Bedroom 12'0" x 9'10" (3.67 x 3)

### Bathroom



## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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