



10-12 Hills Lane Drive Madeley, Telford, Shropshire, TF7 4BP

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## **38 Prince Street, Telford, Shropshire TF7 4EB**

### **£550 Per month**

Nestled on Prince Street in the charming area of Madeley, Telford, this delightful double room is soon to be available for rent. Perfectly suited for a single occupant, this room offers a comfortable living space complete with an en-suite bathroom, ensuring both privacy and convenience.

The room is thoughtfully furnished with a double bed, a wardrobe for your belongings, and a kitchenette, allowing for easy meal preparation. In addition to the private amenities, residents will have access to a spacious communal kitchen and laundry facilities, fostering a sense of community while providing essential conveniences.

Utility bills, excluding Council Tax, are included in the rent, making budgeting straightforward and hassle-free. A deposit of five weeks is required, or alternatively, a one-week reposit option is available for those who qualify.

This property presents an excellent opportunity for individuals seeking a comfortable and well-equipped living arrangement in a friendly neighbourhood. With its prime location and appealing features, this room is sure to attract interest. Don't miss your chance to secure this inviting space.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |