

**69, Yew Tree Close, Spring Gardens, Shrewsbury, SY1 2UR**  
£950 Per Month





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VIRTUAL TOUR AVAILABLE: Well presented, modern three bedroom semi detached house on a recent development just north of Shrewsbury town centre and offering easy access to a range of amenities and excellent road links. Includes driveway parking.

Available: 05/03/2025

## Description

Comprising: Entrance hall, WC, living room, kitchen/dining room with integrate oven and hob, freestanding dishwasher and space for a washing machine and fridge/freezer, doors to rear garden. Stairs to first floor landing, master bedroom with integrated wardrobe, en-suite shower room, two further bedrooms, bathroom. Rear garden with shed. Two allocated parking spaces. Gas central heating, double glazing. EPC C



Unfurnished

Council Tax Band: B

Available: 5th March 2025

EPC: C

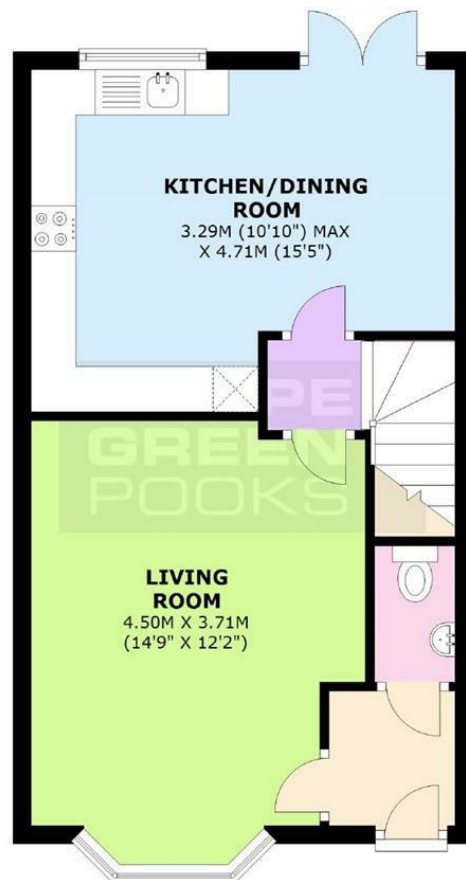




## Floor Plans

### GROUND FLOOR

APPROX. 39.7 SQ. METRES (427.5 SQ. FEET)



### FIRST FLOOR

APPROX. 39.4 SQ. METRES (424.5 SQ. FEET)



**TOTAL AREA: APPROX. 79.2 SQ. METRES (852.0 SQ. FEET)**

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.