

# Courtney Downing



## ESTATES



The Green, Brineton,  
Shifnal  
£995 pcm

2 Bedroom mid terrace cottage  
in the countryside available on  
a long term let basis.  
Stunning location  
Parking  
Open views to the rear  
Lounge  
Breakfast kitchen

- Available immediately
- Modern breakfast kitchen

| Energy Efficiency Rating                    |                            |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |  |
|---|----------------------------|--|---|----------------------------|--|
|   | Current                    | Potential  |   | Current                    | Potential  |
| Very energy efficient - lower running costs |                            |  | Very environmentally friendly - lower CO <sub>2</sub> emissions | 100                        |  |
| (92-100) <b>A</b>                           |                            |  | (92-100) <b>A</b>   |                            |  |
| (81-91) <b>B</b>                            |                            |  | (81-91) <b>B</b>  |                            |  |
| (69-80) <b>C</b>                            |                            |  | (69-80) <b>C</b>  |                            |  |
| (55-68) <b>D</b>                            | 69                         |  | (55-68) <b>D</b>  |                            |  |
| (39-54) <b>E</b>                            |                            |  | (39-54) <b>E</b>  |                            |  |
| (21-38) <b>F</b>                            |                            |  | (21-38) <b>F</b>  |                            |  |
| (1-20) <b>G</b>                             |                            |  | (1-20) <b>G</b>   |                            |  |
| Not energy efficient - higher running costs |                            |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |  |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

|                        |  |
|------------------------|--|
| Rent                   | £995 pcm   |
| Viewing                | Strictly by appointment with Courtney Downing Estates Ltd - Head<br>Office Telephone 07792936415 |
| Reference              | RL0049<br>Council Tax Band: B  |
| Additional Information | Deposit: £995<br>Parking options: Residents<br>Garden details: Private Garden, Rear Garden       |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.