

# Lichfield Road

Sandon, Stafford, ST18 0DA

John  
German



# Lichfield Road

Sandon, Stafford, ST18 0DA

£1,350 pcm

This fully refurbished three bedroom detached cottage is set within its own large garden in a rural setting close to Sandon Hall. It has a fantastic converted garage which has become a spacious home office - ideal for a tenant working from home.

It is a very rare opportunity to let a stunning property that is virtually brand new. On the edge of gorgeous natural countryside, the property is just minutes from the popular village of Sandon which is nestled in glorious Staffordshire countryside not far from Stafford, Stone and Uttoxeter. The property has plenty of character and traditional features and is neutrally decorated throughout to a very high standard perfect for a family looking for an idyllic location with country views and ample space. The village of Sandon has several local amenities including a village shop, the highly regarded Dog and Doublet public house part of the Lewis Partnership, a nursery, a cricket club and the award-winning wedding venue Sandon Hall.

The property is approached just off Hilderstone Road whilst fronting onto Lichfield Road. There are two off street parking spaces available and a short walk takes you up to the house. Entry through the gate into an enclosed court yard, where the home office can be found. It is neutrally decorated, has heating and adequate lighting to provide a professional atmosphere plus a door out into the garden.

A further gate from the courtyard leads directly into the garden plus entry into the main house is here too. The entrance door leads directly into the brand new breakfast kitchen. There are brand new Shaker style wall and base units with complimentary worktops and tiling. There is a range style electric cooker, space for a dishwasher and fridge/freezer and is light and spacious with plenty of cupboard space. Just off the kitchen is a utility room with boiler, hot water heater and appliance space for washer and dryer. A hallway leads through to the dining room/sitting room with feature Victorian fireplace and views over the garden. The spacious lounge has a delightful fireplace with multi fuel stove and quarry tile hearth.

The stairs lead to the first floor where a brand new bathroom can be found which has a shower over the bath and a chrome towel radiator. There is a good sized single bedroom overlooking the garden and countryside plus a further double bedroom. The spacious master bedroom has an ensuite shower room (also with chrome towel radiator) and also overlooks the garden.

Externally there is a very large garden - ideal for a tenant who is a keen gardener! It is enclosed and has a storage shed to one area. The property benefits from oil central heating, sash window double glazing and is available on a long term let - minimum 12 month term applies.

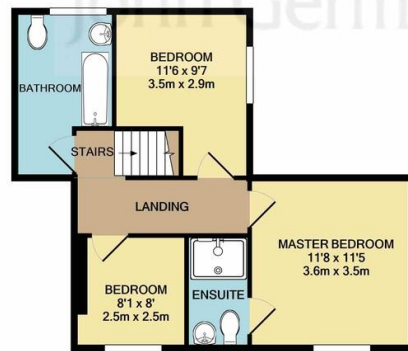
**This property is Unfurnished – Council Tax Band: tba Ref: JG**





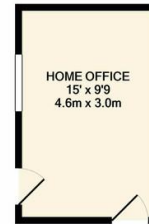


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

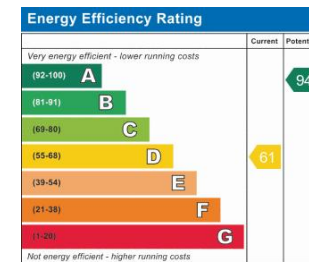


## Agents' Notes

As part of our application process, rent and deposit is due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, 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 for you. None of the services or appliances to the property have been tested.

## Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



John German

12 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 236610

lettings@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

