

Sanders Way  
Lichfield, , WS14 9AD



**FLOORPLAN AND VIRTUAL TOUR AVAILABLE**

This modern three bedroom property has spacious living accommodation with high quality fittings throughout. This property is ideal for a professional couple or family looking for a stunning home.

**£925 pcm**

**John German**

FULL DESCRIPTION

With its' wide range of cafes, restaurants and pubs, Lichfield is a city with every modern convenience and a thriving cultural scene. Just beyond Lichfield lies the beauty of the Peak District and Birmingham airport is near enough so international travel is only a short distance away.

The property has recently been renovated offering modern fixtures and fittings and is decorated to a high standard throughout with freshly painted walls and newly fitted carpets.

Upon entering the property, you will find yourself in the open plan kitchen, with a downstairs cloaks and plenty of storage. The living area is positioned to the left, which a bright and spacious room with double French doors leading to the back garden, completing the ground floor accommodation.

The kitchen offers a range of white gloss units with contrasting black granite effect work tops, a stainless-steel sink and drainer, electric oven, Gas hob, and extractor canopy. The kitchen also offers a dishwasher and space for a washing machine and fridge/freezer.

There is also a under stairs cupboard providing plenty of storage

The first-floor landing leads to three bedrooms, which have all

been freshly painted and fitted with new carpets, the main bedroom benefits from an en-suite shower room, which is fitted with a modern white suite comprising a double shower unit, low flush WC and a wash basin.

Completing the first-floor accommodation, is a family bathroom, which has a fitted suite in white, which includes; low level w/c, wash hand basin and bath.

Externally, the property is nestled in a quiet cul-de-sac location with a sidelawn and steps leading to the front door. Side access leads you to two allocated parking spaces. The lawned rear garden provides a wonderful outside space with access to the front and back of the property

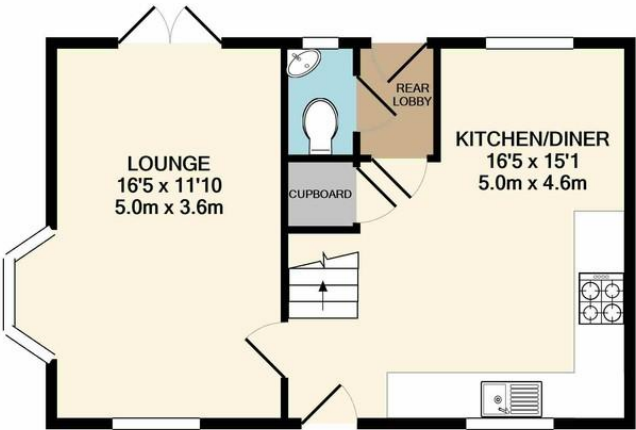
This property benefits from gas central heating and double glazing.

This is a lovely property and has so much to offer, that we think it is a fabulous addition to the rental market.

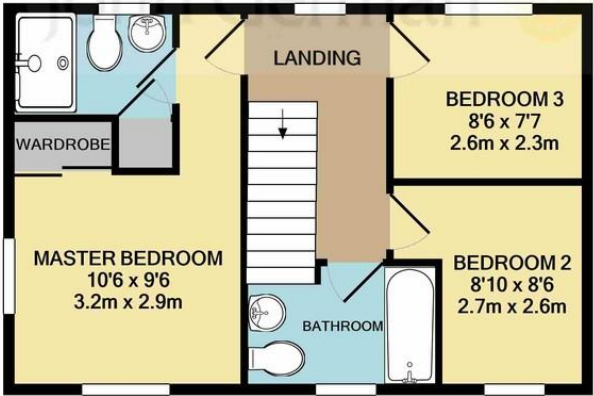
View now to avoid disappointment!

This property is Unfurnished

Council Tax Band: C



GROUND FLOOR

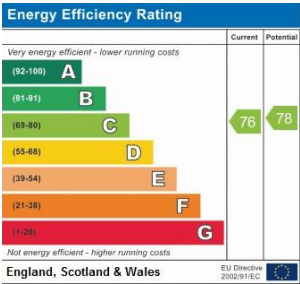


Agents' Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit 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 and Messrs. John German nor any person employed has any authority to 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 these 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.



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