

# Greenhill

Lichfield, Staffordshire, WS13 6DY



FLOORPLAN AVAILABLE - A character property with ENSUITE TO MASTER and accommodation over THREE FLOORS having ORIGINAL FEATURES throughout. CITY CENTER LOCATION ideally being a stones throw away from local amenities.

£1,300 pcm



John German 

**FULL DESCRIPTION** Greenhill is ideally located a stones throw away from Lichfield City Centre. Lichfield is a beautiful Cathedral City and has some pleasant walks along cobbled streets with boutique shops, cozy cafes, busy markets and tranquil walks along the River Trent. Staffordshire's premier heritage city nestled in the heart of the country's most creative county, just north of Birmingham. With a city that's steeped in heritage and culture it is a lovely place to live and conveniently located for travel in and around the midlands. Just a short walk away from Lichfield City Centre Train Station and public transport available for surrounding towns and linking to Lichfield Trent Valley.

With accommodation set over three floors, Greenhill is a quirky property offering ample space and character throughout. Having had new carpets fitted throughout and redecoration, initial entry from ground floor level takes you straight up to the first floor where most of the accommodation is including a lounge with feature fire place, dining area, kitchen with both wall and base units, integral cooker/ hob and fridge freezer included on a non repair basis, and family bathroom. Two double bedrooms one having built in storage and the other benefitting from en-suite. The second floor houses the fourth bedroom accessible from stairs in the lounge while the third bedroom is located on the ground floor also benefitting from built in storage.

Externally the property benefits from an enclosed and low maintenance rear garden but please note it does not offer parking with payable permit parking available in the surrounding areas.

Rent: £1300

Deposit: £1495 with Landlord TDS  
Holding Deposit: £205  
EPC Rating: D  
Council Tax Band A

**This property is Unfurnished**

**Council Tax Band: A**

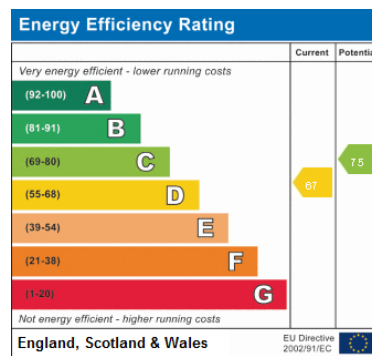
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John German

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#### Agents' Notes

As part of 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 the services or appliances to the property have been tested.

#### Referral fees

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 EICR, Legionella Risk Assessment or EPC on behalf of a client, we charge a fee 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. V6270220

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

**JohnGerman.co.uk** Sales and Lettings Agent