

St. Stephens Way

Lichfield, WS13 8YY



FLOOR PLAN TO FOLLOW – A rare opportunity has arisen to let this STUNNING and EFFICIENT home in Fradley, Lichfield. Offering CONTEMPORARY and SPACIOUS accommodation throughout in an IDEAL location you will be living a life of LUXURY.

£2,650 pcm



John German

John German Lettings are pleased to present St. Stephens Way. A fantastic new build property finished to an excellent standard with efficient and contemporary living in mind.

The property initially opens out in a light hallway and splits to give access to all ground floor rooms and the stairs. Neutrally decorated throughout, the property is offered to a high standard and ready to move into. The lounge is a spacious area with lovely bay windows and French Windows leading out into the garden. The cloakroom/WC offers great storage space to keep the fresh flow of the property unaffected by clutter. The second reception room is utilizable and can be used as a home office to work alongside the super fast broadband available or a snug for cozy nights in. For more lively nights, the open plan kitchen diner offers a great place for family meals and friendly get togethers. The high standard of finish continues to the first floor which house five double bedrooms, four of which have built in storage aiding in minimizing initial move in costs, whilst two also have en-suite shower rooms. The family bathroom has three piece suite alongside walk in shower.

Externally the property includes a double garage with electric ports as well as a driveway which can fit up to 4 cars on. The gardens are low maintenance but visually pleasing with the back garden offering surprising privacy not normally a positive feature with new build properties.

Fradley is sought after location benefitting from a quiet life while being conveniently located for access to the A38 and surrounding

towns. Lichfield Trent Valley Train Station is less than a 10 minute drive away and 20 minutes using public transport. The city center offers a variety of charming shops and cafes, with chain supermarkets and other amenities available surrounding.

Please note: With this being a new build site there are ongoing works near to the property between Monday and Friday - 09:00 until 16:30

Rent: £2650.00 including Sky broadband
 Deposit: £3055
 Holding Deposit: £605
 EPC Rating: B
 Council Tax Band: F

Property construction: Brick
 Parking: Off Road Driveway and Garage
 Electricity supply: Mains/ Solar and Battery
 Water supply: Mains - Charge not applicable until development is finished in two years
 Sewerage: Mains
 Heating: Infrared Heating System
 Broadband type: Ultra Fast with Sky included
 See Ofcom link for speed: <https://checker.ofcom.org.uk/>
 Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
 Local Authority/Tax Band:
 Useful Websites:
www.gov.uk/government/organisations/environment-agency

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
909 sq.ft. (84.5 sq.m.) approx.



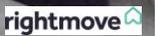
TOTAL FLOOR AREA : 1825 sq.ft. (169.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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