

Courtland Mews

Stafford, ST16 3GR



A well presented and spacious unfurnished two bedroom end town house in popular area close to town.

£650 pcm



John German 

A modern and conveniently located townhouse in a popular development just outside of Stafford town centre.

Ideal for a professional couple or single person looking for quality accommodation located within close distance of the town centre or ideal commuting distance to M6 Junction 14.

Briefly the accommodation comprises of ;

Entrance Hall with stairs to first floor with cupboard under, radiator, veneer effect flooring and door leading to Downstairs Cloakroom with fitted white suite including corner wash basin with tiled splashback and close couple wc. Radiator and upvc double glazed obscure glass window to front. Stone effect vinyl flooring.

Lounge/dining room (4m x 3.5m) with sliding double glazed patio door overlooking the rear garden and further upvc double glazed window adjacent. Two telephone points, TV, SKY and cable connections. Radiator and veneer effect flooring.

Kitchen (3.5m x 2m) with fitted range of matching floor standing and wall mounted cupboard and drawer units providing ample storage space and incorporating 4 burner stainless steel gas hob with matching electric oven and grill under and cooker hood over. Roll edge work surface with tiled splashback with inset single drainer 1 ½ bowl stainless steel sink unit with mixer tap. Space for a washing machine and fridge freezer. Wall mounted Baxi gas fired combi boiler supplying central heating and hot water. Radiator, upvc double glazed window to front and stone effect tiled floor.

Carpeted stairs leading to landing with trap door access to loft and doors leading to

Bedroom One (3m x 2.3m) with built in linen with slatted shelving and walk in wardrobe cupboard with hanging rail and shelf, radiator and front facing upvc double glazed window. Carpeted.

Bedroom two (3.3m x 2.3m) with built in double wardrobe, radiator and rear facing upvc double glazed window. Carpeted.

Bathroom with fitted suite in white comprising of shower stall with mixer shower head and double screen door, panelled bath, pedestal wash basin and close couple wc. Wall tiling to principal

area with extractor fan, electric shaver point, radiator and side facing upvc double glazed obscure glass window. Stone effect tiled floor.

Rear garden with side gate providing access to the drive. Patio area and low maintenance garden with slate chippings, raised semi-circular gravelled areas and circular patio feature to centre. Shed and fully enclosed with brick wall and timber fencing.

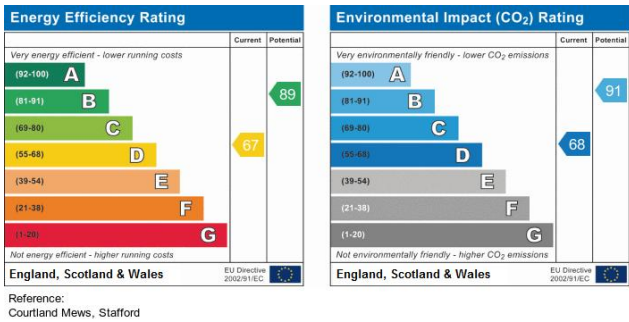
The front garden has a small lawned area and gravelled bed with tarmac driveway to the side of the property.

Property is gas centrally heated throughout and double glazed.

This property is Unfurnished

Council Tax Band: B

Ref: JGLET201119



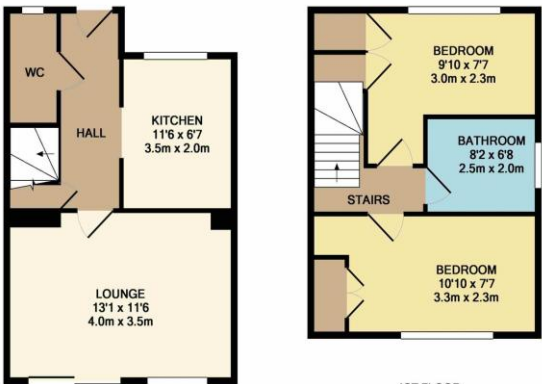
Agents' Notes

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 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.

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GROUND 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.
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