

# Little Barrow Walk

Lichfield, WS13 7EP



FLOOR PLAN AVAILABLE - Three bedroom mid terrace property within walking distance to the town centre - £875

£875 pcm



John German

A three bedroom property has become available which would be perfect for a young family or couple wanting accommodation which is convenient for walking to the centre.

Lichfield City is an ever growing Cathedral City which has long been sought after for its pleasant and charming appearance, excellent links to major motorways and cross country trainlines for commuting to Birmingham or London. 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.

The property is located off Beacon Street which is just 10 minutes walking from the city centre.

Briefly the accommodation comprises of;

Entrance porch with door leading through to a dining room which has space for a table and chairs and access through to the kitchen area which although may be compact has a range of storage cupboards and work top with sink unit and also includes the fridge\*, freezer\* and oven. The rear reception room has large patio doors and floor to ceiling windows which look out into the garden and bring lots of light into the property. Stairs lead up from living room to the first floor landing. Front facing double bedroom and rear facing master bedroom with fitted cupboard which is also a double and further rear facing single bedroom with fitted units.

The family bathroom includes bath with electric shower over, wash basin and wc.

The garden to the rear is fully enclosed with gate leading out to the rear passage.

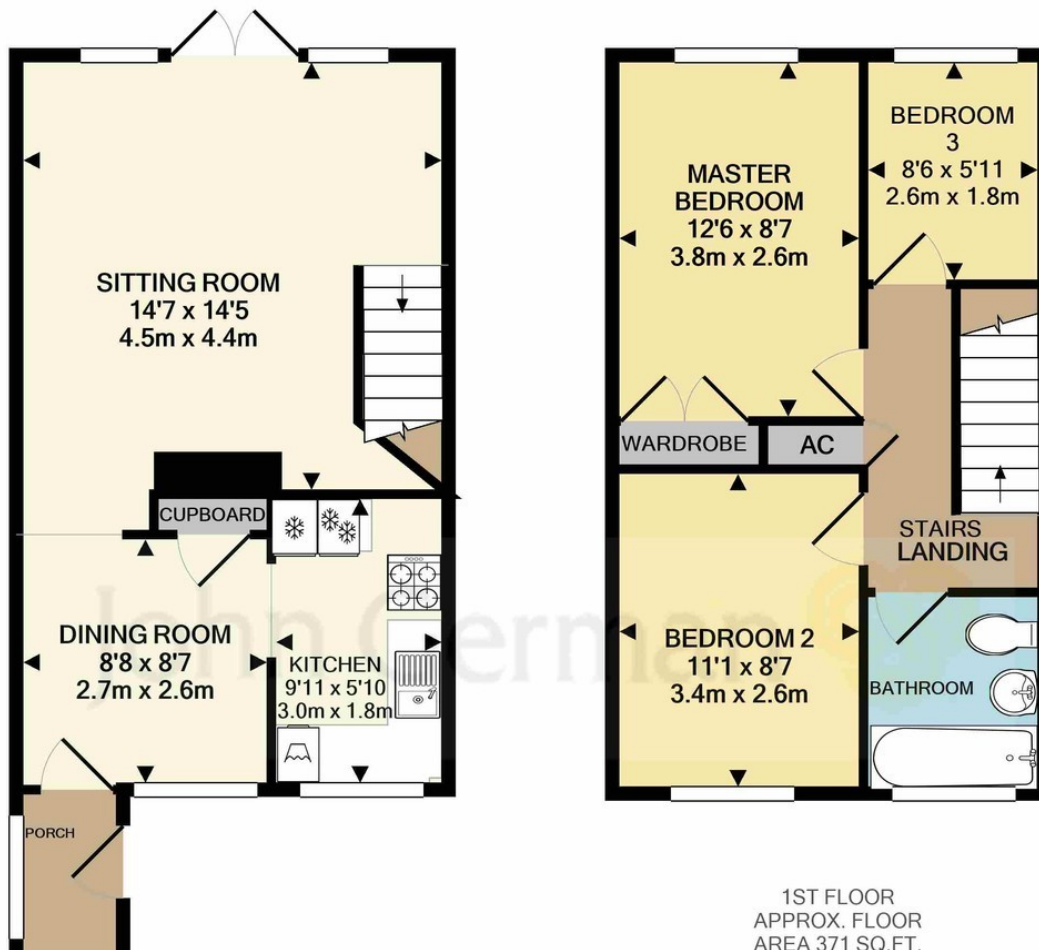
This property does not have allocated parking but does have parking pays off the road.

The property benefits from gas central heating and double glazing throughout.

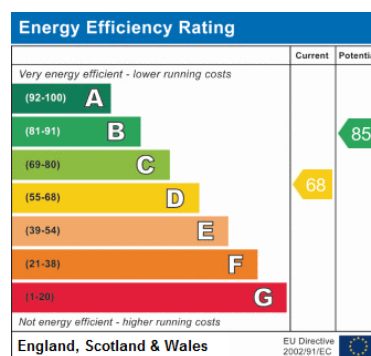
\*available on a non-repair basis

Rent: £875  
Deposit: £1005  
Holding Deposit: £200  
EPC Rating: D

Property construction: Brick  
Parking: On street, not allocated  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband type: 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: B  
Useful Websites:  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)







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.

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Loughborough | Stafford | Uttoxeter

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