

# Burton Road

Streethay, Lichfield, WS13 8LS

John German





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£850 pcm

Built on the site of the former Anchor public house these new build apartments have been finished to the same exacting standards by the award winning Harrison Homes who recently completed the adjoining Streethay House development - a beautiful Grade II Georgian farmhouse.

These apartments are named after the lost Hamlet of Morughale. The name means a nook of land bestowed as a morning-gift referring to the Anglo-Saxon custom by which a man gave land to his bride on the morning after their marriage. The centre of the settlement was presumably somewhere along the former Morughale Lane and until its disappearance in the late 15th century, Morughale seems to have been a more important settlement than Streethay. This was on the old site of the original Klondyke which was a large wooden drinking hut.

The apartments are conveniently accessible to the historic town of Lichfield, a beautiful Cathedral City that has ample shopping to be had along cobbled streets brimming with boutique shops, cosy cafes, busy markets or tranquil walks along the Trent & Mersey Canal and Stowe Pool. 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. This property is on the door step of the A38 which is a convenient commuter belt to Burton, Derby and Birmingham and also just minutes from Trent Valley train station with links to London. The site also has provision for a café/shop to the side.

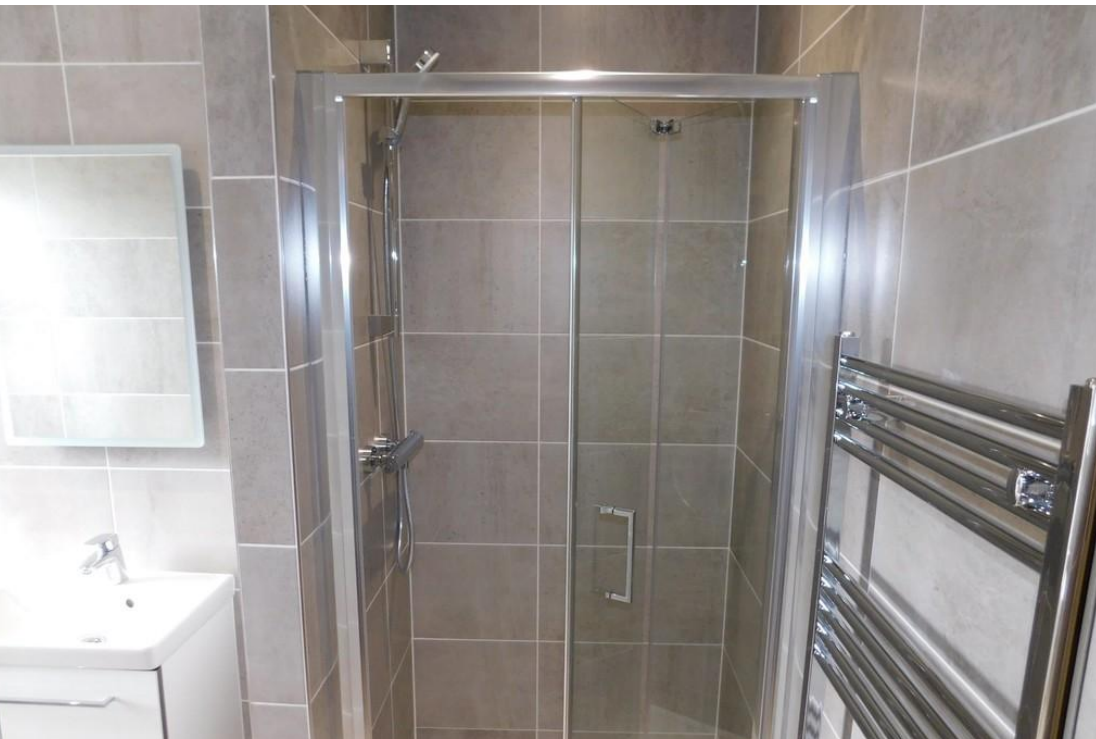
This is a perfect property for a professional couple looking for an idyllic but convenient location with the highest quality accommodation.

Each apartment has neutral and contemporary styles throughout. It includes stunning Shaker style kitchens with Silestone worktops and Bosch integrated appliances, Villeroy and Boch bathrooms with Porcelanosa tiles, superb quality Karndean flooring, double glazed sash windows, Hi-Tech Worcester Bosch gas heating systems with Bluetooth thermostats plus fully integrated SKY throughout.

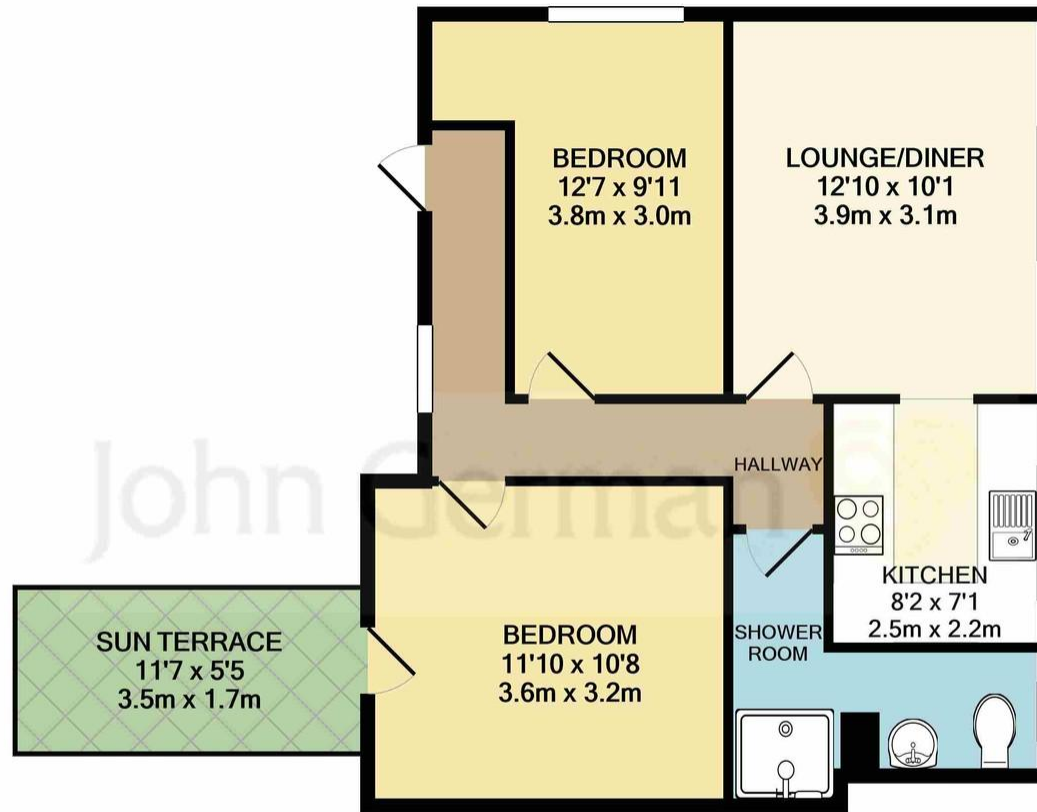
This stunning two bed first floor apartment has the benefit of two allocated parking spaces in the courtyard to the rear which also has plenty of visitor spaces too. The spacious entrance hall leads to a stairwell to the apartment. The door leads into a hallway with a double bedroom with its own sun terrace off. There is a further double bedroom plus a superb living area with kitchen and plenty of room for comfy sofas and a dining area. The kitchen area has Bosch integrated appliances including fridge/freezer, dishwasher, electric oven and hob and washer/dryer plus breakfast bar. There is also a spacious contemporary shower room which has a vanity unit underneath the sink, chrome towel rail and soft touch LED mirror light.

**This property is Unfurnished — Council Tax Band: B**









TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)

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.

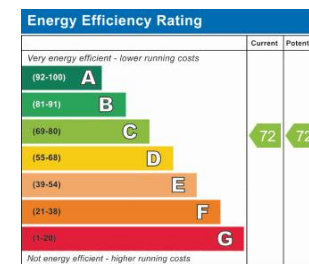


### Agents' Notes

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 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.



John German

29 Bore Street, Lichfield, Staffordshire, WS13 6LZ

01543 414323

lettings@johngerman.co.uk

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