

Siemens Road

Stafford, ST17 4DT

John 
German



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£595 pcm

A well presented and neutrally decorated two bedroom end terrace in town centre location with garden and on road parking.

A well presented and recently refurbished two bedroom end terrace property located just off the A449 Wolverhampton Road in Stafford within walking distance of the town centre and with a large supermarket just five minutes away.

The property briefly comprises of entrance hall with stairs leading up to the first floor and door through to a large open plan sitting room with double glazed bay window to the front and further rear facing double glazed window. Also benefits from understairs cupboard for additional storage. A small kitchen area which is compact but efficiently used space including a modern beech wood laminate wall and base unit and matching laminate work top. Includes fridge and freezer, freestanding oven and washing machine available as gifted items for tenants use.

From the kitchen there is rear access to the garden and a door leading through to the bathroom with bath and electric shower overhead and sink. Double glazed obscure window to rear. Separate room with wc and double glazed window.

The first floor has a good sized double bedroom to the front with two double glazed windows and rear facing smaller double bedroom with double glazed window.

The property has a fully enclosed garden with well presented garden area

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

Viewing is highly recommended! This is a super property for a single professional or couple and is available now!

This property is Unfurnished

Council Tax Band: A

Ref: JGLET180820







GROUND FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 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, 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.

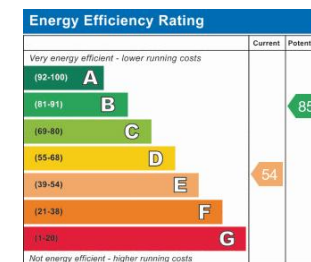
1ST FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)

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

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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JohnGerman.co.uk Sales and Lettings Agent

