

Rake End

Hill Ridware, WS15 3RQ

John 
German



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£625 pcm

FLOORPLAN AVAILABLE: This sweet two bed cottage has a contemporary kitchen and is situated in the popular village of Hill Ridware

Hill Ridware is a popular village near Rugeley and convenient for Lichfield or Stafford.

This quaint two bed cottage is full of character whilst being modern throughout. It has beams to the ceiling in the lounge and low doorways but has a modern kitchen. It has been newly decorated and has had some new flooring.

The cottage has on street parking (of which there is plenty) and a small enclosed fore garden with gravelled area and pathway to the front door.

The lounge has ceramic tiles to the floor and a wall mounted electric fire. There is a small lobby area with under stairs cupboards and to the left there is a modern bathroom with vanity sink and shower over the bath.

The galley kitchen has lovely grey units with contemporary work top over and comes with an inbuilt oven, hob and extractor. There is appliance space for a washing machine and fridge/freezer. A door leads out into a rear lobby which has the toilet off and door out into the rear garden. This has a pathway, gravelled area and two storage sheds.

To the first floor is a double bedroom to the front and a single bedroom to the rear which has open countryside views.

Typical of a cottage of this age, floors slope (especially to the bedrooms)

The property benefits from gas central heating and double glazing. It is also available on a long term let of a minimum 12 month tenancy.

This property is Unfurnished

Council Tax Band: A

Ref: JG





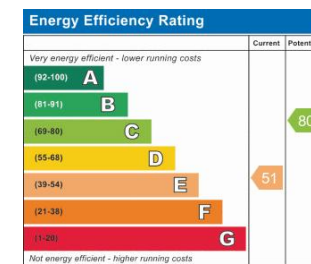


Agents' Notes

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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