

Giles Road
Lichfield, WS13 7JU

John 
German



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£995 pcm

FLOORPLAN AVAILABLE: This stunning three bed link detached family home has a carport and enclosed garden to the rear - situated on a cul de sac.

Situated on a cul de sac close to Lichfield Centre is this stunning three bed link detached.

The block paved driveway to the front, has parking for at least two cars and a small, planted border. This leads up to the extremely useful car port and garage (which is half sized and can only be used for storage)

The side door leads into the superb breakfast kitchen. The white fronted wall and base units are complimented by a dark grey worktop and white tiles. It has an electric cooker fitted, integrated fridge and separate freezer plus space for a dishwasher. There is also space for a small table.

To the rear of the property is a simply gorgeous conservatory. This is big enough for a living area and/or large table and is a heated off the main central heating system. With doors to the enclosed rear garden with block paved patio, lawn and lovely pergola - the garden is relatively private and not particularly overlooked.

Just off the conservatory is a utility room with small wc off and rear access into the garage.

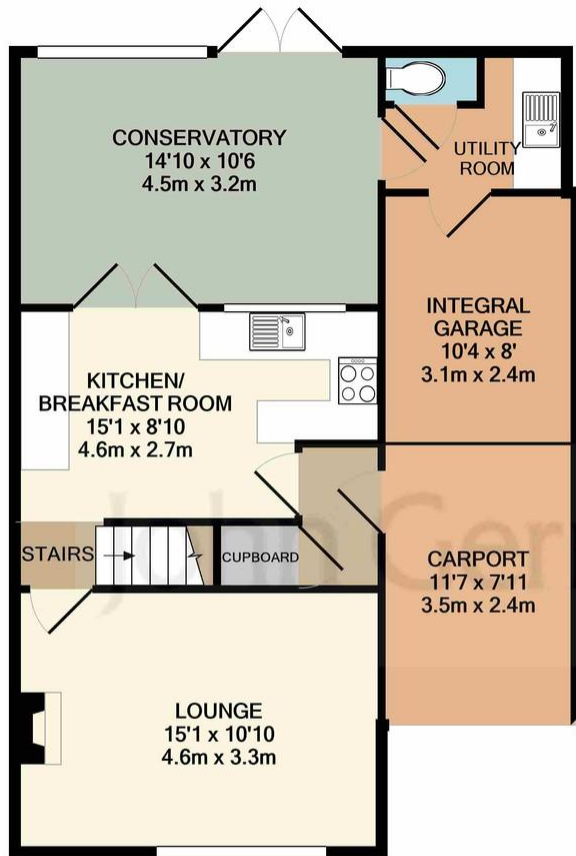
To the front of the property is a cosy lounge with large bay window and electric feature fireplace.

The stairs leading up to the first floor has a landing area which has been designed to provide a light and airy access to the two double and large single bedrooms plus bathroom with shower over the bath.

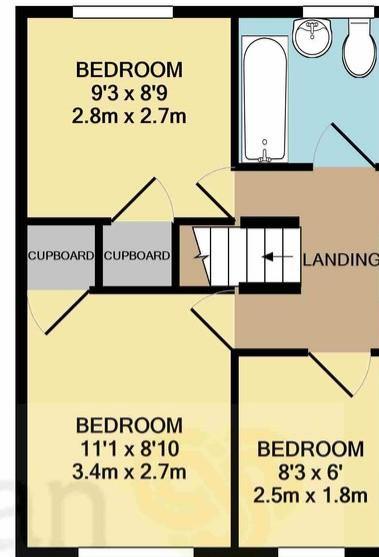
The property benefits from gas central heating, double glazing and is in good decorative order throughout. The bedrooms mostly have new carpets fitted and the property is of high quality







GROUND FLOOR



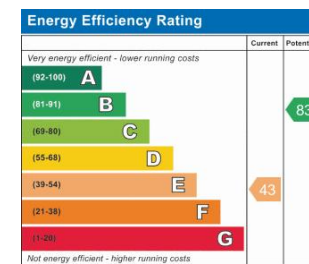
1ST FLOOR

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.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements