



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 2 BEDROOM END TERRACED FOR RENT - £795 PER MONTH

CHURCH STREET, STONE, STAFFORDSHIRE, ST15 8BW



### KEY FEATURES

• TWO BEDROOM END-TERRACE • GAS CENTRAL HEATING & DOUBLE GLAZING • SPACIOUS LOUNGE •  
FORMAL DINING ROOM • MODERN FITTED KITCHEN AND UTILITY • 2 DOUBLE BEDROOMS • BATHROOM  
WITH SHOWER OVER BATH • WALKING DISTANCE OF THE TOWN & STATION

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

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## DESCRIPTION

Austin & Roe are pleased to offer FOR LET this two bedroom End Terraced Property close to the town centre and railway station. Parking on Road.

The property comprises a spacious front facing Lounge with electric stove, a formal dining Room with open doorway into the new modern fitted Kitchen Area having a door opening into the Utility/Rear Porch one Ground Floor, on the First Floor are Two Double Bedrooms and the Family Bathroom. The property benefits from double glazing and full central heating.

To the rear of the property is a garden laid to lawn with borders and a shed, nearest the house is a paved area for alfresco dining and outdoor entertaining. The entire garden is surrounded by well maintained wooden fencing.

There is a right of way across the property allowing neighbours to take the refuse bins to the front of the property.

Council Tax Band B  
Mains Electric  
Mains Gas  
Mains Sewerage  
Broadband FTC  
Mobile Coverage

Viewing strictly by appointment

## LOCATION

From our office in Granville Square turn left down the high Street, cross the road onto the Lichfield Road and immediately turn left onto Church Street, follow the road round to the right and you will find the property on your right.

## GROUND FLOOR

**Lounge - 13' 0" x 11' 7" (3.98m x 3.54m)**

**Dining Room - 11' 4" x 11' 1" (3.46m x 3.38m)**

**Kitchen - 8' 7" x 5' 2" (2.64m x 1.58m)**

**Porch & Utility - 6' 9" x 4' 7" (2.06m x 1.41m)**

## FIRST FLOOR

**Bedroom 1 - 13' 5" x 11' 8" (4.09m x 3.56m)**

**Bedroom 2 - 11' 5" x 11' 2" (3.48m x 3.42m)**

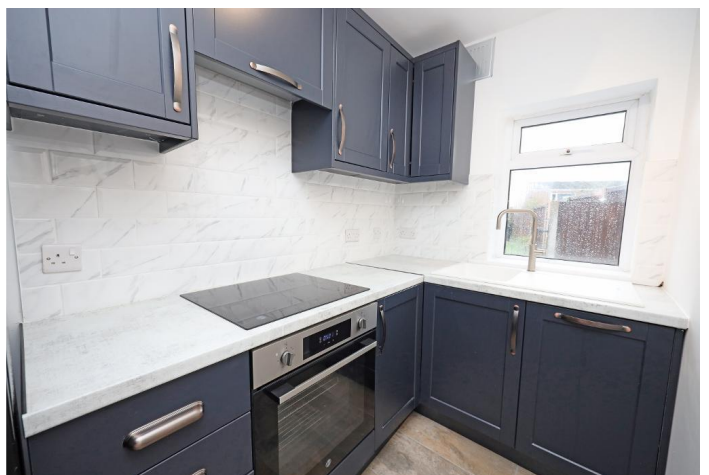
**Bathroom - 8' 10" x 5' 6" (2.71m x 1.7m)**

## EXTERIOR

**Outside Areas** - On-road parking at the front of the property.

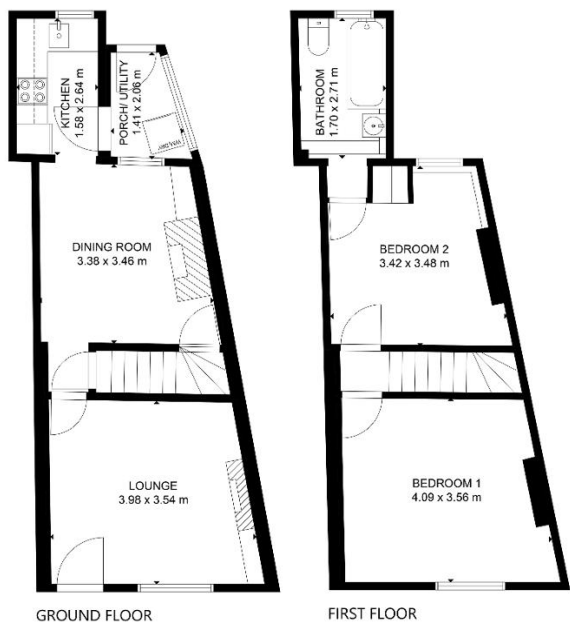
There is garden at the rear laid to lawn with borders, a paved patio nearest the house, a shed and the entire garden is surrounded by well maintained fencing.

Shared access across the rear of the property for refuse bins to be taken to the front of the property.









GROSS INTERNAL AREA  
TOTAL: 69 m<sup>2</sup>  
GROUND FLOOR: 36 m<sup>2</sup> FIRST FLOOR: 33 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

