



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR RENT - £2,250 PER MONTH

BROMFIELD COURT, STONE, STAFFORDSHIRE, ST15 8ED



## KEY FEATURES

- GAS, ELECTRIC & WATER INCLUDED IN RENT • THREE BEDROOM BARN CONVERSION • UNDERFLOOR HEATING ON GROUND FLOOR • CENTRAL HEATING AND DOUBLE GLAZING • MODERN KITCHEN & BATHROOM • TOWN LOCATION • OFF ROAD PARKING ON DRIVEWAY FOR 2 CARS • WALKING DISTANCE OF RAILWAY STATION

## DESCRIPTION

Austin & Roe are pleased to offer TO LET this Three Bedroom Barn conversion situated in Stone Town Centre. The property benefits from Underfloor Heating on the Ground floor running of the Central Heating Boiler and double glazing throughout.

Briefly, the property comprises, Open Plan living area of Lounge/Dining/Kitchen areas with stairs rising to the floor above, Entrance Hallway, Shower Room/Toilet and Utility Room on the Ground Floor and on the Second Floor Landing, Hallway, Three Double Bedrooms and a Family Bathroom.

The property benefits from driveway and an enclosed rear garden. It is just a stroll from the Town Centre with all its many Restaurants, Shops and Local Amenities.

Council Tax Band D  
Mains Electricity & Gas  
Mains Water, Drains and Sewerage  
Broadband FTTC  
Mobile Coverage  
Low risk of flooding.

GAS, ELECTRIC & WATER INCLUDED IN RENT  
OFFERED UNFURNISHED  
AVAILABLE IMMEDIATELY

## LOCATION

From our office walk up Radford Street and turn right on Bromfield Court to find the Barn immediately on the right.

## GROUND FLOOR

**Entrance Hallway** - The property is entered through a white UPVC door into a hallway which is neutrally decorated with cream tiled floor, there are doors leading off into the Guest Cloak Room and Lounge and at the end of the hallway is the door into the Utility Room.

**Lounge Area** - The Lounge Area features stairs rising to the first floor with fitted storage cupboards below, double glazed UPVC French Doors with glazed panels at either side onto a paved area, is neutrally decorated with neutral fitted carpet and a central pendant light fitting.

**Dining Area** - The Dining Area continues from the Lounge and features another matching set of UPVC French doors with glazed panels at either side, the decor and carpets are as the Lounge. There is also an exterior UPVC White glazed door onto the front aspect.

**Kitchen Area** - The fully-fitted kitchen is decorated in a pastel shade, with white ceiling fitted with recessed spotlights and the flooring is stone effect ceramic tiles. There is a selection of modern white wall and base units with a wooden work surface and wooden upstands, which is inset with a white one and a half bowl sink and drainer with stainless steel mixer taps, a black glass hob with a stainless steel extractor fan above. There is an electric eye-level fitted oven and an integrated dishwasher. There are two UPVC white double glazed windows, one opening onto the side aspect and one opening onto the rear garden. There is space for a fridge/freezer.

**Utility Room** - The Utility Room has a grey fitted sink unit and wall cupboard with a granite effect worktop with tiled upstands inset with a stainless steel sink, drainer and mixer tap. There are spaces for under counter appliances. The decor is neutral and the flooring is large cream ceramic tiles. There are White UPVC French Doors opening onto the paved area in the garden. The Boiler is located in this room.



**Guest Cloakroom** - The Guest Cloakroom sanitary fittings comprise a white shower cubicle with glass surround and shower running off the boiler, a pedestal wash hand basin with mosaic tiled splashback and a low-level WC. The cubicle is fully tiled with marble tiles with a mosaic panel. The floors and are ceramic tiled as the Hallway. There is neutral decor and there is a white UPVC window with obscured glass.

## FIRST FLOOR

**Stairs and Landing** - The Stairs rise from the Lounge onto the Landing which dog legs and feature an arched white UPVC double glazed window, a UPVC Velux Skylight in a vaulted ceiling. The fitted carpet is neutral as is the decor. There are doors leading from the Landing to the three bedrooms and family bathroom. There is a radiator and two pendant light fittings.

**Master Bedroom** - This double bedroom is neutrally decorated with vaulted ceiling featuring a white UPVC "Velux" skylight with a radiator beneath and a white UPVC Porthole window. There is a fitted carpet and open hanging space for clothes. There is a central light fitting.

**Second Bedroom** - The Second Double Bedroom features a white double glazed Velux Skylight in the vaulted ceiling and has a second white UPVC double glazed window facing the side aspect, is neutrally decorated and carpeted. There is the potential of adding a Pedestal Wash Hand Basin and WC in the small room currently used as a wardrobe. There is a radiator and a central light fitting.

**Third Bedroom** - The Third Double Bedroom is neutrally decorated and carpeted and features a white UPVC Double Glazed Velux Window to the vaulted ceiling, and a second white arched UPVC double glazed window and has a radiator and central light pendant.

**Family Bathroom** - The Family Bathroom features vaulted ceilings with white double glazed Velux Skylight and recessed spotlights, has marble effect tiles to two walls the rest is neutrally decorated with large ceramic floor tiles. The white Bathroom Suite comprises a double ended bath with central mixer tap and hair wash facility, a pedestal wash hand basin and low-level WC.

## EXTERIOR

**Outside Areas** - The front of the property has a narrow grassed and shrubbed garden with a metal fence and is on top of a stone retaining wall, with the path below leading to the UPVC external doors. There is gardens at each end of the property and parking for two cars. The fully enclosed rear garden has a fence and gate to one side and a wall with steps up to a gate at the other side. There is a patio area and the rest of the garden is laid to lawn with a flower bed on the walled side. There is a fence along the width of the garden and a shed in one corner.

## TENANCY INFO

NO PETS PREFERRED

NO SMOKERS

We are members of the following.

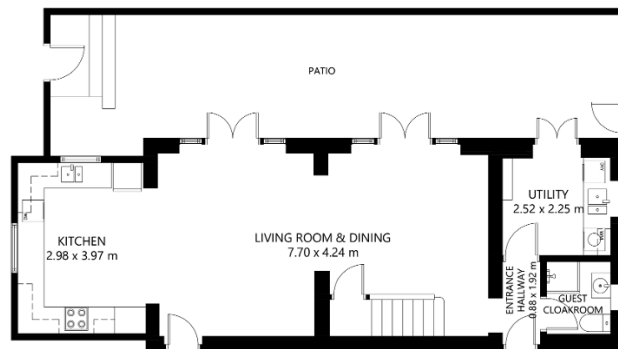
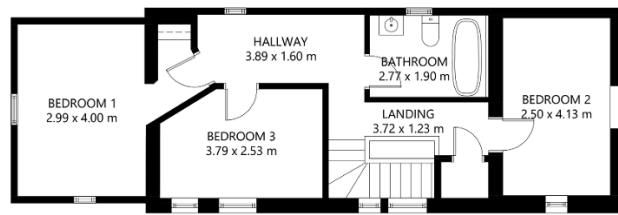
TDS Membership No. EW105143

The Property Ombudsman Scheme Membership No. T02157

Property Mark Client Monies Protection CO130967

One months rent as a deposit





GROSS INTERNAL AREA  
 TOTAL: 118 m<sup>2</sup>  
 GROUND FLOOR: 61 m<sup>2</sup> FIRST FLOOR: 57 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



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ENERGY EFFICIENCY

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		