



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR RENT - £2,600 PER MONTH

WELLS LANE GARMELOW, ECCLESHALL, STAFFORD, STAFFORDSHIRE, ST21 6HL



## KEY FEATURES

• FOUR BEDROOM DETACHED HOME • RECENTLY REFURBISHED • LARGE ENTERTAINING KITCHEN/DINER • LOUNGE WITH LOG BURNER • OFFICE/PLAY ROOM • FOUR DOUBLE BEDROOMS • FOUR BATHROOMS • LOW ENERGY BILLS AND RUNNING COSTS

## DESCRIPTION

Austin & Roe are pleased to market this Stunning Detached property surrounded by countryside and within a short drive into Eccleshall. A Two Acre Paddock next to the property can also be negotiated. Enjoy this recently updated four bedroom home which benefits from a utility room with lots of useful storage, downstairs shower room and guest wc, stylish open plan kitchen with centre island, Rangemaster, wine fridge and dishwasher with a large dining area with a feature fire, large lounge with log burner and French doors leading onto the garden, office/playroom, complete the ground floor. Upstairs, the large master bedroom and stylish en suite, one of the other double bedrooms has a shower en-suite, a further two double bedrooms and there's a good-sized family bathroom with separate shower. Lovely secure rear garden, parking for multiple cars and triple garage which has lots of potential of a work space and storage. The Property also has Under Floor Heating, Two Acre Paddock Available on Separate Negotiation, Water Rates included, Low Electric Bills due to the solar panels, Council Tax Band D. Available April. Offered Unfurnished. Call 01785 594199 to arrange your viewing.

PETS CONSIDERED

NO SMOKERS

Council Tax Band TBC  
Mains Electricity & Gas  
Mains Water, Drains and Sewerage  
Broadband FTTC  
Mobile Coverage  
Low risk of flooding.  
We are members of the following.  
TDS Membership No. G10450  
The Property Ombudsman Scheme Membership No. T02157  
Property Mark Client Monies Protection CO130967

No Tenant Fees payable.

Deposit is ONE MONTHS rent.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		106   A
81-91	B	91   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## TENANCY INFO

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STONE

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