



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 2 BEDROOM SEMI-DETACHED FOR RENT - £875 PER MONTH

CRADDOCK ROAD, STAFFORD, STAFFORDSHIRE, ST16 1QA



### KEY FEATURES

- 2 BEDROOM SEMI-DETACHED HOUSE • AMPLE OFF-ROAD PARKING ON DRIVEWAY • SPACIOUS LOUNGE • OPEN PLAN DINING ROOM & MODERN KITCHEN • GUEST CLOAKROOM • TWO DOUBLE BEDROOMS • STYLISH FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING

## DESCRIPTION

Austin & Roe have great pleasure in offering To Let this immaculately presented Two Bedroom Semi-Detached Property in the North End of Town with ample parking on the Driveway, close to local amenities and schools and only a short drive to Junction 14 of the M6 Motorway.

The property comprises an Entrance Hallway, Lounge, Open-plan Dining Kitchen, Guest Cloakroom on the Ground Floor, on the First Floor is the Landing with doors opening onto two Double Bedrooms and Family Bathroom. The property benefits from Gas Central Heating and Double Glazing.

At the front of the property is a "Tarmacadam" Driveway with ample off-road parking. To the rear is a fully enclosed garden with paved path to the rear door and extends across the back of the property, the garden is laid to lawn with a decked area for alfresco dining and outdoor entertaining and a useful wooden storage shed.

Council Tax B

Available Early October for 6 month let

Viewing this lovely property is highly recommended.

## LOCATION

Leave the Stafford on the A34 North (Foregate Street, at the traffic island take the first exit onto the Eccleshall Road, turn right onto Holmcroft Road and left onto second Avenue, take a right onto Craddock Road and you will find the property on your right.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

## TENANCY INFO

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 Administration fees.



STONE

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