



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR RENT - £3,500 PER MONTH

WESTOVER DRIVE, STONE, STAFFORDSHIRE, ST15 8TT



## KEY FEATURES

• 5 BEDROOM DETACHED PROPERTY • DOUBLE GARAGE & DRIVEWAY • CORNER PLOT IN QUIET CUL-DE-SAC LOCATION • SPACIOUS LOUNGE • FORMAL DINING ROOM • OPEN PLAN LIVING AREA • MODERN KITCHEN & UTILITIES • EN-SUITE TO MASTER AND GUEST BEDROOMS

## DESCRIPTION

Austin & Roe are delighted to offer for LET this immaculately presented Five Bedroom Detached House in sought after area a short stroll from the market Town of Stone with it many independent bars and eateries, canal and Station.

The property comprises an Entrance Hallway, Lounge, Dining Room, Open plan living area consisting of a Snug, Breakfast Dining Area, Kitchen Area, Utility Room Guest Cloakroom on the Ground Floor; on the First Floor the Landing, Master Bedroom with En-Suite and walk-in-wardrobe, Guest Bedroom with En-Suite, Three further Bedrooms and Family Bathroom. The property benefits from gas central heating, double glazing and a double Garage. The property benefits from gas central heating, double glazing, solar panels on the rear roof and double garage.

At the front of the property is a block paved driveway to garage offering ample parking, a paved pathway to the front entrance and extending across the front of the house and down the side with a wooden gate giving access to to the rear of the property and a garden laid to lawn.

To the rear of the property is a fully enclosed landscaped garden mainly laid to lawn with a paved patio areas, a courtyard to the side for alfresco dining and outdoor entertaining, seating areas, borders and shrubberies.

This Property can be fully furnished for £450.00 per month.

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

You can view the virtual tour of this beautiful property on our website, Rightmove or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/20-westover-drive>

## LOCATION

Take the Lichfield Road out of Stone and turn left into Westover Drive continue to the end of the cul-de-sac and the property will be in directly in front of you

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>	<b>79 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## 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

