



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR RENT - £1,350 PER MONTH

STONE ROAD, TITTENSOR, STAFFORDSHIRE, ST12 9HR



## KEY FEATURES

• THREE BEDROOM SEMI DETACHED HOME • COSY LOUNGE • DINING ROOM/ SECOND LOUNGE • NEWLY FITTED KITCHEN • THREE BEDROOMS • MODERN FAMILY BATHROOM • LOVELY GARDEN • LARGE DRIVEWAY

STONE

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

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## DESCRIPTION

Austin & Roe are delighted to offer for LET this well presented Three Bedroom Traditional Semi Detached House in sought after area of Tittensor close to great commuter links to the motorway and A50 a short drive from the market Town of Stone, Trentham & Barlaston.

The property comprises an Entrance Hallway, Lounge, Dining Room or Second Lounge, Newly Fitted Kitchen, Guest Cloakroom on the Ground Floor; on the First Floor the Landing, Master Bedroom, Two further Double Bedrooms and Fitted Family Bathroom. The property benefits from gas central heating, Large Driveway & Garage with Music Room/Office.

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 rear for alfresco dining and outdoor entertaining, seating areas, borders and shrubberies.

The is a gardener is an extra £150.00 per month, the hedges will be charged at an extra rate.

Offered Unfurnished  
Available Mid February

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

You can view this property by calling 01785 338570.

## LOCATION

The Property Located on the Stone Road opposite The Monkey Forest Entrance.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>82 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>66 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## TENANCY INFO

NO SMOKERS  
NOT SUITABLE FOR PETS

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.  
One Months Deposit



