CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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139 Upper St. John Street, Lichfield, Staffordshire, WS14 9EA

£975 PCM

* MINIMUM HOUSEHOLD INCOME OF £ 29,250 REQUIRED* * AVAILABLE NOW* *SOUGHT AFTER LOCATION* *WALKING DISTANCE TO LICHFIELD CITY CENTRE*

Ideal for a professional couple is this newly decorated mid terraced property situated in a highly sought after location within easy walking distance of Lichfield City Centre, having easy access to local amenities and Rail links.

Comprising of Reception Hall, Lounge/Dining Room, Modern Fitted Kitchen, Two Double Bedrooms, Shower room, Rear Garden , Gas Central Heating, PVCu Double Glazing.

EPC BAND D. COUNCIL TAX BAND B.







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Council Tax Band B. EPC Band D.

RECEPTION HALL
PVCu double glazed entrance door, wall light point and tiled floor.

LOUNGE/DINING ROOM
21'1 x 13' max (6.43m x 3.96m max)
PVCu double glazed window to front elevation, tiled floor, two ceiling light points and two central heating radiators.

MODERN FITTED KITCHEN
9' x 7'9 (2.74m x 2.36m)
PVCu double glazed door and window to rear elevation, tiled floor, central heating radiator, ceiling light point, range of fitted wall, base units and drawers, working surfaces with inset single drainer sink having mixer tap over, built in oven, hob and extractor canopy, space and plumbing for washing machine and cupboard housing the central heating boiler.

FIRST FLOOR LANDING
with wall light point.

BEDROOM ONE
18'2 x 8'10 (5.54m x 2.69m)
PVCu double glazed window to rear elevation, central heating radiator, two ceiling light points and range of fitted wardrobes with sliding mirrored doors.

BEDROOM TWO
13'1 x 8' (3.99m x 2.44m)
two PVCu double glazed windows to front elevation, central heating radiator, ceiling light point and loft access.

MODERN SHOWER ROOM
shower enclosure with electric 'Triton' shower fitted, wc, vanity wash hand basin with storage cupboard below, tiled walls and floor, chrome heated towel rail, loft access, ceiling spotlights and extractor fan.

REAR GARDEN
having courtyard with steps leading up to lawned area with timber fencing, useful shed and rear deck area.

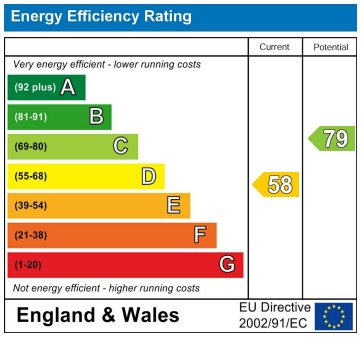
GENERAL INFORMATION
The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

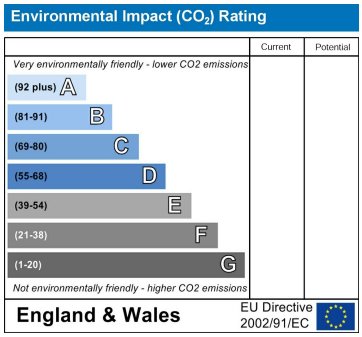
RENT AND DEPOSITS On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Tenancy Deposit Scheme and returned at the end of the tenancy provided that the property is left in the condition in which it was found (according to the inventory and condition report and tenancy agreement).

FIXTURES AND FITTINGS All items specified in these letting particulars will be available with the property.

SERVICES All main services are connected subject to the usual regulations. The property has a telephone point but you will need to contact a telephone provider to arrange to have a line connected.

NO SMOKERS – NO SHARERS
Misrepresentation Act 1967
These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy.
All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these particulars.











The Property Ombudsman

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