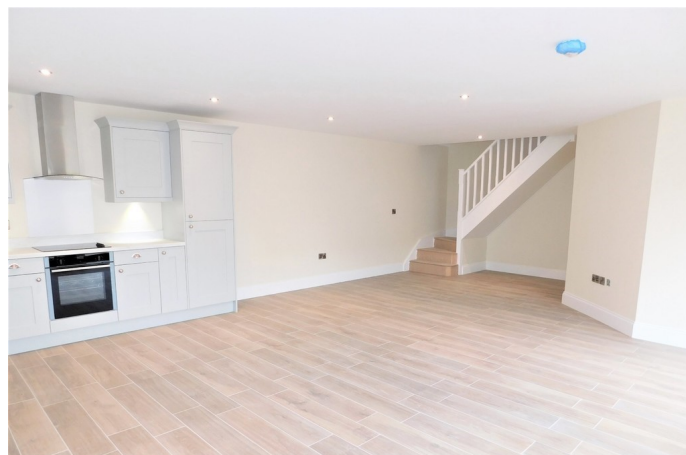


Ashmore Brook

Lichfield, , WS13 8DY



FLOORPLAN AND VIRTUAL TOUR AVAILABLE:
This stunning one bed barn conversion is of the highest quality and is situated on the outskirts of Lichfield in a countryside location.

£950 pcm

John German

FULL DESCRIPTION This stunning barn conversion is minutes from Lichfield centre yet located in the countryside - ideal for a tenant wanting peace and quiet in a convenient location.

This detached property has been renovated to a high standard and is in brand new condition.

The access is via a security gate where you continue up the drive to the right where two parking spaces can be found. (Please note no further parking is available)

The small garden to the front of the property has a fence, block paved patio area and border.

The front door leads into a hall way with cloaks/wc off. This in turn leads into the main living area which is stunning. There are floor to ceiling windows to one side, a brand new kitchen/dining area plus a large spacious living area with plenty of space for dining, sofas plus space for a desk for those tenants working from home.

The modern kitchen has marble effect worktops and complimentary tiling to the wall and base units. There is an integrated dishwasher, fridge/freezer and electric oven, hob and extractor plus a space for a washing machine.

The ceramic tiles to the floor hide the under floor heating making this a warm and efficient space to heat.

The stairs lead to the first floor with storage to the top of the stairs.

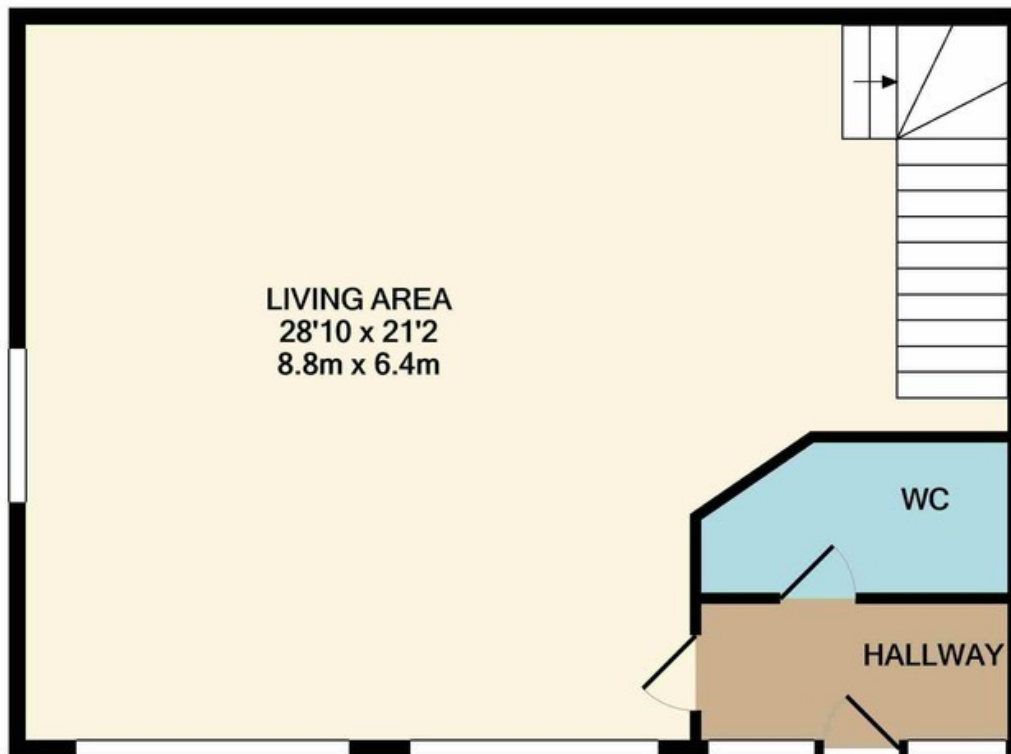
A double bedroom with carpet and three velux windows is light and spacious plus it has an ensuite shower room with Karndean flooring and views over the countryside.

The property is for a single person or couple looking for a long term let of a minimum 12 months.

It benefits from double glazing and propane gas central heating. No pets, smokers or children.

Rent: £950
Deposit: £1095
Holding Deposit: £215
EPC Rating: D
Council Tax Band: D

Property construction:
Parking: Two allocated
Water supply mains
Electric supply octopus energy
Sewerage septic tank
Heating propane Gas bulk tank
Under floor down stairs , radiators upstairs
Broad band BT line, provider unknown
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link
<https://checker.ofcom.org.uk/>
Local Authority/Tax Band:
Useful Websites:
www.gov.uk/government/organisations/environment-agency



GROUND FLOOR





Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 414323

lichfield@johngerman.co.uk

Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

Referral fees

Referral fees: We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EICR, Legionella Risk Assessment or EPC on behalf of a client, we charge a fee which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited. V6270220

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent