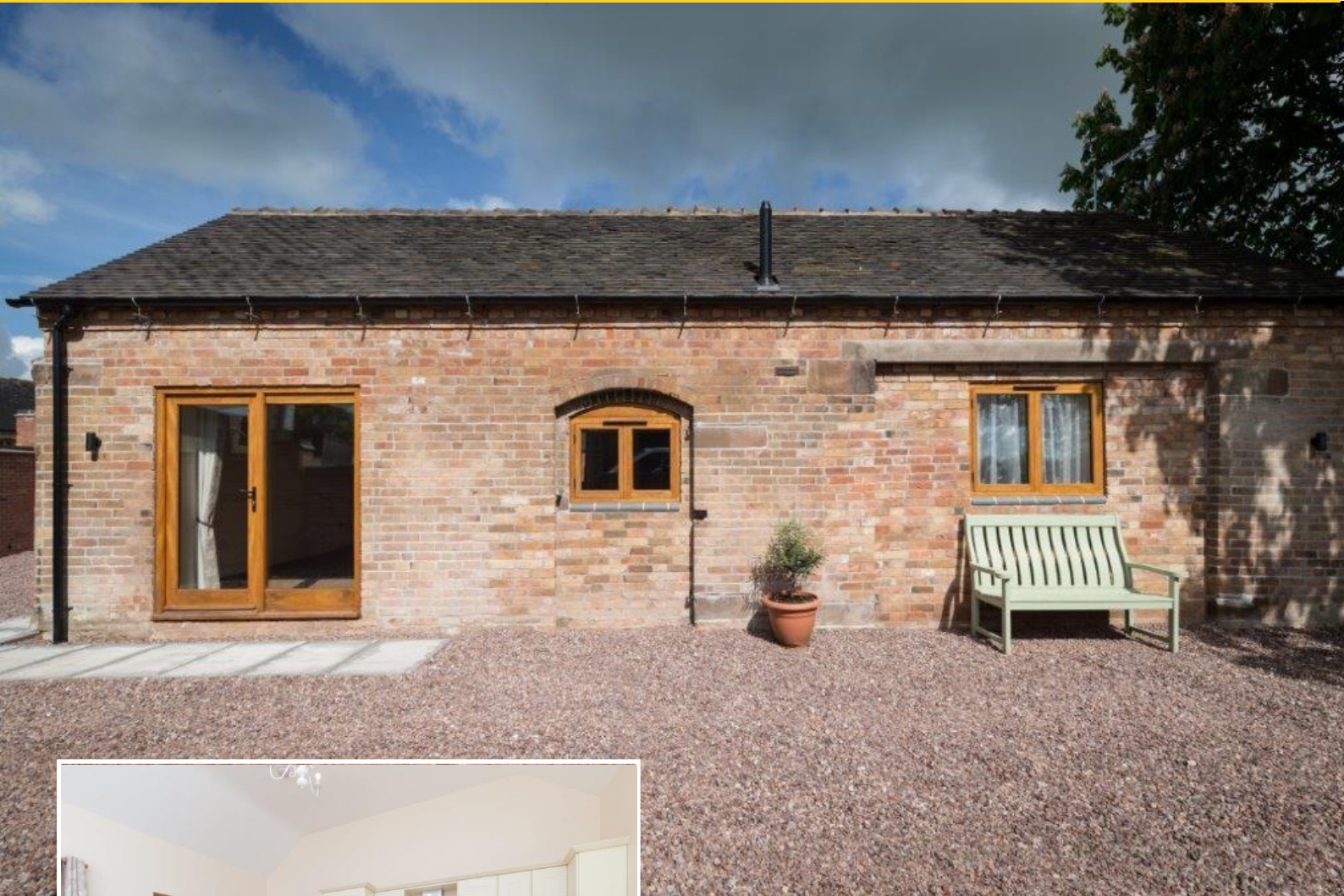


AVAILABLE TO LET NOW
Bertelin Mews, Ellenhall, Stafford, ST21 6JQ



****REDUCED FEES AVAILABLE until end of June**

A stunning new build barn conversion.
Quiet rural location just outside of Stafford.
Only 10 minutes from Junction 14 M6 for easy commuting to other areas of the country.
One Bedroom, Open plan living/kitchen,
Shower room, Laundry area.
Parking and courtyard

**£500 pcm exc
UNFURNISHED**

John German 

Bertelin Mews, Ellenhall, Stafford

This lovingly converted barn is a must for a single professional person looking for a conveniently situated rental property in a quiet village location just outside of Stafford and within 10 minutes of the Junction 14, M6.

Newly refurbished with underfloor heating and double glazing throughout this property is light and airy and would make a lovely home for a business professional or couple.

Briefly the accommodation comprises of;

includes curtains and blinds throughout.

Bricked drive leading into an enclosed courtyard area.

Open plan living area/kitchen which is part tiled and part carpeted with dual aspect double glazed windows and patio door leading out to a small outdoor area for tenants use.

The kitchen is fully fitted in a range of cream coloured units and complementary tiled splashback and work surface, inset sink and drainer and fitted eyelevel double oven and ceramic hob with extractor above. Tall standing fridge freezer and space for a dishwasher.

Leading off from the kitchen is the laundry area which has plumbing and is fitted with a washing machine and storage cupboards. Tiled floor.

The shower room off the laundry room is modern with neutral fixtures and fittings with a wash basin, toilet and double shower cubicle. Tiled floor and heated towel rail.

The master bedroom has two double glazed windows front and side facing and a freestanding wardrobe for tenants use.

The property is phone and wi-fi ready - pending tenant arrangement. SKY dishes are not permitted at the property.

Parking is available in courtyard.

For information about the deposit due please contact the branch for more information.

This property is unfurnished

No pets, smokers, students or DSS

Council Tax Band: Band C

** Electric and water is payable to the landlord direct at £50 per month.

This property is Unfurnished

Council Tax Band: C



TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)

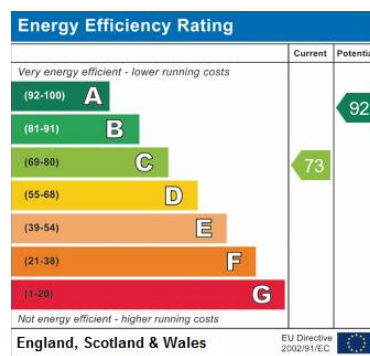
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Floor Plan Clause

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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 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.

Measurements

Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

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

JohnGerman.co.uk Sales and Lettings Agent