



Holding Deposit (per tenancy) – One week’s rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit is required while we carry our preliminary checks and obtain employer’s reference and credit reference.

If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

The Department for Communities and Local Government “How to Rent – Checklist for renting in England” which can be downloaded at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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The Willows,
Grange Court, Congleton Road,
Biddulph, Staffordshire ST8 6RX

Monthly Rental Of £1,650
(exclusive) + fees

- LUXURIOUS & HIGHLY SPECIFIED DETACHED DORMER STYLE RESIDENCE
- FIVE BEDROOMS
- MODERN KITCHEN, BATHROOMS & EN-SUITE
- APPROX. 1900 SQFT & HUGE GARDEN PLOT
- GENEROUS DRIVEWAY FOR NUMEROUS VEHICLES
- DETACHED DOUBLE GARAGE
- EXTREMELY ENERGY EFFICIENT
- HIGH SECURITY WINDOWS & DOORS
- LOCATED ON THE FRINGE OF THE TOWN CLOSE TO AMENITIES

TO LET (Unfurnished)

The Willows

*****LUXURIOUS AND HIGHLY SPECIFIED MODERN FIVE BEDROOM DETACHED DORMER STYLE RESIDENCE* *APPROX. 1900 SQFT* *DETACHED DOUBLE GARAGE* *GENEROUS DRIVEWAY FOR NUMEROUS VEHICLES* *HUGE GARDEN PLOT*****

EXTREMELY ENERGY EFFICIENT *HIGH SECURITY WINDOWS AND DOORS* *MODERN KITCHEN, BATHROOMS AND EN SUITE* *LOCATED ON THE FRINGE OF THE TOWN* *CLOSE TO AMENITIES AND BUS ROUTES

Wide reception hall. Lounge with bay window. Dining room/Bedroom 5. Modern fitted dining kitchen. Utility. Bedroom 1 with en suite. Bedroom 2. Separate bathroom. First floor galleried landing. Bedrooms 3 and 4 and shower room. Private block paved driveway. Large detached double garage with electric door. Enclosed gardens laid to lawn.

Biddulph town centre, is close by and offers a variety of retail outlets and boasts Sainsbury's, as well as essential services such as doctors and dentists. Congleton Railway Station is just 2.5 miles away (approximately 5 to 10 minutes drive) with links to mainline national rail networks, with the town of Congleton offering easy access to the main M6 arterial routes. The larger centre of Stoke on Trent, just 7 miles to the south, is filled with an array of superstores, shops and retail parks.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled door to:

HALL : Single panel central heating radiator. 13 Amp power points. Oak effect floor. Understairs store cupboard. Stairs to first floor.

BED 5/DINING ROOM 5.13m (16ft 10in) x 3.28m (10ft 9in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

LOUNGE 17' 1" x 12' 10" (5.20m x 3.91m) plus bay : PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Coal effect electric fire with stone hearth and back in oak fire surround.

OPEN PLAN BREAKFAST KITCHEN 6.6m (21ft 8in) x 3.96m (13ft 0in) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern eye level and base units with concrete effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4 ring induction hob. Built in double oven. Integrated fridge, freezer and dishwasher. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear garden.

UTILITY 2.92m (9ft 7in) x 1.73m (5ft 8in) : Low voltage downlighters inset. Preparation surface with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Single panel central heating radiator. Wall mounted Glow-worm central heating boiler. PVCu double glazed door to rear.

BEDROOM 1 REAR 13' 0" x 12' 10" (3.96m x 3.91m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

EN-SUITE 6' 2" x 5' 6" (1.88m x 1.68m): PVCu double glazed window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and corner shower cubicle housing mains fed shower. Tiled floor and to splashbacks.



BEDROOM 2 FRONT 4.04m (13ft 3in) x 3.28m (10ft 9in) plus door recess: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. TV point.

GROUND FLOOR BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m): PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C., pedestal wash hand basin and panelled bath. Chrome centrally heated towel radiator. Tiled splashbacks. Vinyl flooring.

First floor :

GALLERIED LANDING : Cupboard housing pressurised hot water cylinder.

BEDROOM 3 FRONT 5.51m (18ft 1in) x 5.03m (16ft 6in) : PVCu double glazed dormer style window to front aspect. PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 5.03m (16ft 6in) x 4.11m (13ft 6in) : PVCu double glazed dormer style window to rear aspect. PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points.

SHOWER ROOM 6' 11" x 8' 8" (2.11m x 2.64m): PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and corner shower cubicle housing mains fed shower. Chrome centrally heated towel radiator.

Outside :

FRONT : Block paved driveway.

DETACHED BRICK BUILT GARAGE 5.69m (18ft 8in) x 5.44m (17ft 10in) internal measurements: Electrically operated up and over door. Power and light. Personal door.

REAR : Indian stone pathways and patio with extensive lawns. Cold water tap. External power point.



SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole letting agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: E

DIRECTIONS: SATNAV ST8 6RX

Energy performance certificate (EPC)			
The Willows Grange Court Biddulph STOKE-ON-TRENT ST8 6RX	Energy rating	Valid until:	8 October 2034
	C	Certificate number:	9300-2971-6400-2704-4285

Property type	Detached house
Total floor area	189 square metres

Rules on letting this property

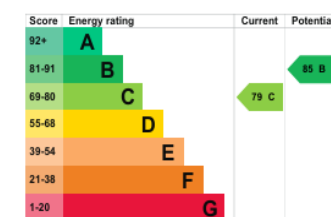
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

