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## 71 Shrewsbury Drive, Mitchells Wood, Newcastle, Staffs, ST5



To Let Exclusive at £995 PCM

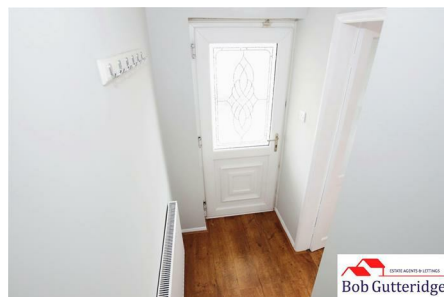
Bob Gutteridge Estate Agents are delighted to bring to the rental market this desirable detached home situated on this ever popular Mitchells Wood development in Chesterton which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. This desirable home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, entrance hall, "L" shaped lounge / diner, fitted kitchen, half brick & Upvc double glazed conservatory and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. Viewing Advised !

### STORM PORCH

With Upvc double glazed panels to sides and rear, Upvc double glazed front access door, wall light fitting, quarry tiled flooring and Upvc double glazed front access door leads off to;

### ENTRANCE HALL

With coving to ceiling, three lamp light fitting, panelled radiator, oak effect laminate flooring, stairs to first floor landing and door leads off to;



### "L" SHAPED LOUNGE / DINING ROOM 7.14m reducing to 4.09m x 3.53m reducing to 2.26m (23'5" reducing to 13'5" x 11'7" reducing to 7'5")

With Upvc double glazed bow window to front with inset lead pattern, Upvc double glazed sliding patio door to rear, coving to ceiling, two three lamp light fittings, two wall light fittings, feature fire surround with marble hearth plus inset along with coal effect electric fire, TV aerial connection point, two panelled radiators, door to understairs store, power points and access off to;





### **FITTED KITCHEN 2.90m x 2.08m (9'6" x 6'10")**

With Upvc double glazed window to rear, coving to ceiling, three lamp light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in plasticised sink unit with mixer tap above, freestanding gas cooker, ceramic wall tiling, oak effect laminate flooring, plumbing for automatic washing machine and power points.



### **HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.41m x 2.36m (7'11" x 7'9")**

With Upvc double glazed panels to sides and rear, Upvc double glazed patio door to side, panelled radiator, oak effect laminate flooring, Virgin Media connection point (Subject to usual transfer regulations) and power points.



### **FIRST FLOOR LANDING**

With Upvc double glazed window to side, pendant light fitting, smoke alarm and door to built in boiler cupboard housing a Main combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;



**BEDROOM ONE (FRONT) 2.92m to wardrobe frontage x 2.72m (9'7" to wardrobe frontage x 8'11")**

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, power points and double doors reveal built in wardrobes providing ample domestic hanging space and storage space.



**BEDROOM TWO (REAR) 3.07m to wardrobe frontage x 2.69m (10'1" to wardrobe frontage x 8'10")**

With Upvc double glazed window to rear, pendant light fitting, coving, dado rail, panelled radiator, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



**BEDROOM THREE (FRONT) 1.98m x 1.68m (6'6" x 5'6")**

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, Virgin Media connection point (Subject to usual transfer regulations) and power points.



## FIRST FLOOR BATHROOM 1.83m x 1.65m (6'0" x 5'5")

With Upvc double glazed frosted window to rear, aqua boarding to ceiling, enclosed light fitting, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap plus electric shower above, fully tiled in wall ceramics with inset decorative border tile, chrome towel radiator and modern grey wood effect flooring.



## EXTERNALLY

### FORE GARDEN

Bounded by garden brick walls with paved frontage providing off road parking along with ease of maintenance and access leads alongside the property to;

### REAR GARDEN

Bounded by concrete post and timber fencing, paved area provides patio and sitting space, artificial grassed area providing ease of maintenance, garden timber shed and access to;



### DETACHED SECTIONAL GARAGE

With metal up and over door and ample external storage space.

### COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council.

### SERVICES

Main services of gas, electricity, water and drainage are connected.

### TERMS

The property is offered to let for a minimum term of six months at £995.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1148.07 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £229.61 which, subject to successful referencing, will form part of the first months rent. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

