



## 31 Caldervale Drive

Stafford ST17 4RH

£1,200 PCM

- Three Bedroom Semi-detached
- Family Property
- Living room
- Dining room
- Conservatory
- Refitted Kitchen
- Carport and parking, Garden
- Shower room
- EPC Rating C
- Close to Walton High School



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Another FABULOUS property has become available and we are so excited to have this spacious FAMILY HOME now ready for let in the extremely sought after area of WILDWOOD in Stafford, close to Walton High School, Barnfields primary and M6 junction 13. The house would be a perfect property for family looking in this area. We know it will not be available for long so contact us now to book a viewing. Briefly, the property comprises of entrance with stairs to first floor, LIVING room with feature electric fire. Separate Dining room and guest cloakroom. Converted refitted KITCHEN with electric oven, gas hob and extractor over with ample storage and space for appliances. Also with CONSERVATORY garden room with door leading out to the manicured low maintenance GARDEN. To the first floor area TWO DOUBLE bedrooms and a SINGLE with modern SHOWERROOM including walk in shower, wc and wash basin. Outside the property has a garden to front and rear and PARKING for several cars to the front. Pets are welcome by negotiation. Save over £1000 on your deposit with this property by selecting ALTERNATIVE DEPOSIT OPTION with Reposit or pay a CASH DEPOSIT of £1384.

Disclaimer: Every effort has been made to ensure the description, details and photos are an accurate reflection of the let however there may be slight variances.

To book a viewing visit [www.little-mansions.co.uk/property](http://www.little-mansions.co.uk/property) and book through our website to submit your details

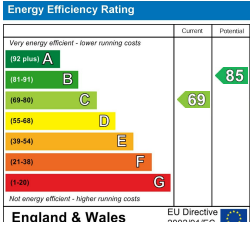




## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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