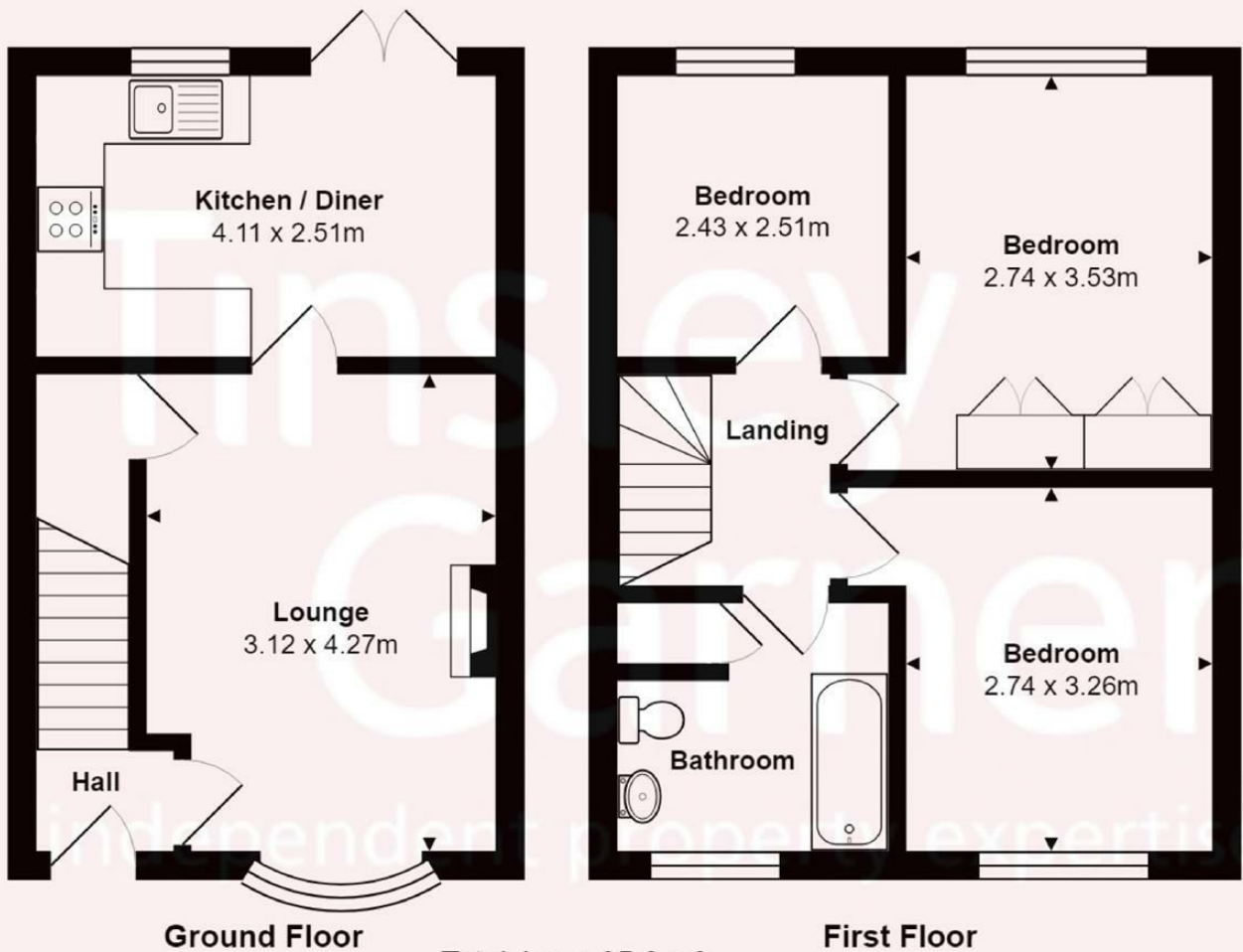


**77 Saxifrage Drive, Stone, Staffordshire, ST15 8XY**


A smart, well presented modern town house in a popular cul-de-sac location south of Stone town centre. The property offers good size accommodation with sitting room, stylish kitchen with fitted appliances and space for dining, three bedrooms and bathroom with shower. UPVC double glazed throughout, gas central heating & off road parking for two cars. Available immediately, unfurnished.  
Managed by Tinsley Garner

**£1,050 Per Month**



Total Area: 65.8 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |  | Current                    | Potential   |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs |  |                            |   |
| (92 plus) <b>A</b>                          |  |                            | <b>86</b>   |
| (81-91) <b>B</b>                            |  |                            |   |
| (69-80) <b>C</b>                            |  |                            |   |
| (55-68) <b>D</b>                            |  | <b>64</b>                  |   |
| (39-54) <b>E</b>                            |  |                            |   |
| (21-38) <b>F</b>                            |  |                            |   |
| (1-20) <b>G</b>                             |  |                            |   |
| Not energy efficient - higher running costs |  |                            |   |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         | <b>81</b> |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         | <b>55</b> |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |