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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Four Bedroom Detached Property**
- **Double glazed**
- **EPC Band D Rating 64 Council Tax D**
- **Central heated**
- **Garage, Gardens and Parking**
- **We cannot guarantee a long lease**



31 Nursery Drive, Penkridge
Stafford, ST19 5SJ

Monthly Rental Of
£1,100

Description

A four bedroom detached property situated in Penkridge within an easy reach of the M6. The property benefits from Gas central heating and double glazing throughout. Accommodation comprises hallway, study, WC, living room, kitchen diner at ground floor level with four bedrooms and a family bathroom to the first floor. To the frontage is a tarmac driveway suitable for parking three cars whilst at the rear is a lawn garden with patio seating area. We cannot guarantee a long tenancy. The property would be ideal for those between house sales.

Relevant Information

This property is owned by the Church. Under the Renters Rights Act possession may be sought for occupation by the church to house a minister of Religion. You should therefore not consider this property a long term tenancy. We feel it best practice to inform all prospective tenants from the outset that you may not have a long lease.

Ground Floor

Garage 17' 10" x 9' 1" (5.43m x 2.76m)

With tiled floor, PowerPoint, up and over door, fitted shelving

Hallway

With carpeted floor, radiator, Power Point, stairs off.

WC 3' 9" x 4' 11" (1.14m x 1.49m)

With WC and basin in pink. Carpeted floor and part tiled walls.

Study 8' 11" x 13' 3" (2.73m x 4.03m)

With carpeted floor, radiator, Power Point, fitted shelving.

Living Room 21' 9" x 14' 9" (6.63m x 4.50m)

With part carpeted part wood effect floor. Radiators, Power Point, fitted half with inset fire.

Kitchen/Diner 25' 3" x 10' 5" (7.69m x 3.18m)

Fitted kitchen with wood wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes cooker point, Power Point, washer point, door to rear.

First Floor

Landing

With carpet floor, Power Point, stairs off.

Bedroom 1 11' 10" x 12' 0" (3.60m x 3.65m)

With carpeted floor, radiator, Power Point, built-in wardrobes, bathroom off.

En-suite 9' 0" x 4' 4" (2.74m x 1.31m)

Fitted bathroom suite in pink with WC, pedestal basin, enclosed shower cubicle Will combination shower. Tiled walls and carpeted floor.

Bedroom 2 9' 5" x 10' 4" (2.87m x 3.15m)

With carpeted floor, radiator, Power Point, built-in cupboard.

Family Bathroom 9' 5" x 6' 2" (2.88m x 1.88m)

Modern fitted bathroom suite and white with WC, pedestal basin, panel bath with electric shower over. Part tiled walls and wood effect floor. Includes radiator.

Bedroom 3 9' 1" x 7' 5" (2.76m x 2.26m)

With carpeted floor, radiator, PowerPoint, built-in wardrobes.

Bedroom 4 10' 4" x 8' 10" (3.16m x 2.70m)

With carpeted floor, radiator, PowerPoint, built-in wardrobes.

Outside

To the front of a tarmac driveway suitable for parking three cars. At the rear lawn garden and patio seating area.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Applications/ Marketing Period

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore complete the online form. **We wont accept an application unless we have met you.**

If you are successful, we pass your details onto vouch our preferred reference agent. Once we issued the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card (**card payments must clear before you move in and can take 5 days**). Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

Our Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Energy performance certificate (EPC)

31 Nursery Drive Penkridge STAFFORD ST19 5SJ	Energy rating D	Valid until:	9 February 2036
		Certificate number:	6835-6821-5500-0647-4202

Property type

Detached house

Total floor area

123 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 D. It has the potential to be C.

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