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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- Large Five Bed Character Detached Property
- Gas Central Heated & Double Glazed
- EPC band E Rating 54, Council Tax F
- In need of Internal updating
- Only available for short-term Letting
- Ask an adviser to book your viewing



The Rectory, 7 Cheadle Road
Stoke-On-Trent, ST11 9PW

Monthly Rental Of
£1,200

Description

A large Character detached property situated on an amply sized plot. The property benefits from Gas= central heating and double glazing throughout but requires some internal modernisation. Accommodation comprise hallway, WC, Study, dining room, living room, kitchen and utility at ground floor level with five bedrooms (one is a small child's bedroom/ office) and a family bathroom to the first floor. To the front frontage is a lawned garden and driveway suitable for parking at least three cars. At the side there's a lawned garden onto a further rear lawn garden with gravel seating area and brick built storage units. We cannot guarantee a long-term lease. The property is ideal for people 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

Entrance Porch

With tiled floor, radiator, door to front.

Inner Hall

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

Study 13' 11" x 15' 0" (4.23m x 4.56m)

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

Living Room 14' 11" x 14' 10" (4.55m x 4.53m)

With carpet floor, radiator, Power Point, feature hearth with inset fire. Bay Window to front.

WC 9' 3" x 4' 11" (2.83m x 1.51m)

Fitted suite in white with WC, pedestal basin. Wood effect floor, radiator.

Dining Room 14' 6" x 16' 11" (4.42m x 5.16m)

With bay window to side, carpet floor, radiator, Power Point.

Kitchen/Diner 13' 6" x 13' 10" (4.12m x 4.21m)

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Part tiled walls and wood effect floor. Includes cooker point, Power Point, radiator.

Utility room 14' 1" x 8' 6" (4.29m x 2.60m)

Fitted base unit in cream wood effect surface over. Part tiled walls and wood effect floor. Includes radiator, Power Point, Washer point, storeroom off. Door to rear.

Store Room 9' 6" x 7' 11" (2.89m x 2.41m)

With fitted shelving, Power Point, wood effect floor.

First Floor

Landing

With feature balustrade, carpeted floor, window to front.

Bedroom 1 14' 6" x 17' 6" (4.41m x 5.33m)

With carpeted floor, radiator, Power Point, Bay window with window seat to front.

Bedroom 2 (Nursery/ Office) 4' 11" x 9' 9" (1.50m x 2.97m)

Considered a child's bedroom, radiator, carpeted floor, PowerPoint. Wood suit as Nursery or office.

Bedroom 3 17' 3" x 14' 8" (5.25m x 4.48m)

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

Bedroom 4 10' 9" x 12' 0" (3.27m x 3.67m)

With carpeted floor, radiator, Power Point.

Bedroom 5 11' 7" x 13' 3" (3.54m x 4.03m)

With carpeted floor, radiator, Power Point.

Family Bathroom 5' 1" x 14' 4" (1.55m x 4.38m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower over. Part tiled walls and wood effect floor. Includes radiator, extractor fan, built-in airing cupboard.

Outbuildings

Store 1: 1.37 x 3.00. With concrete floor. Store 2: 2.61x1.74. With concrete floor, Power Point. Store 3: 1.90x1.24 With concrete floor. Store 4: 2.83x1.05. Former water closet. With concrete floor. Store 5 2.50x3.69. With concrete floor.

Outside

To the front frontage is a lawned garden and driveway suitable for parking three cars. At the side there is a lawn garden onto a further rear lawned garden with gravel seating area and brick built storage units.



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)

The Rectory 7 Cheadle Road Blythe Bridge Stoke On Trent ST11 9PW	Energy rating E	Valid until:	13 July 2036
		Certificate number:	5836-6826-3100-0813-1222

Property type	Detached house
Total floor area	235 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 E. It has the potential to be C.

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