



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR RENT - £950 PER MONTH

SHANNON ROAD, STAFFORD, STAFFORDSHIRE, ST17 9PX



KEY FEATURES

- THREE BEDROOM SEMI DETACHED PROPERTY • WITH GARAGE & DRIVEWAY • SPACIOUS LOUNGE/DINER • MODERN KITCHEN & BATHROOM • THREE DOUBLE BEDROOMS • GAS CENTRAL HEATING & DOUBLE GLAZING • FULLY ENCLOSED GARDEN • CLOSE TO LOCAL AMENITIES

DESCRIPTION

Austin & Roe are delighted to bring to the Lettings Market this Three Bedroom Semi Detached Property with Garage and Driveway for off Road Parking and close to Local Amenities.

The property Comprises a Porch, Entrance Hall, Spacious Lounge Area, Modern Kitchen on the Ground Floor; on the First Floor are Three Double Bedrooms and a Family Bathroom with separated WC. The property benefits from a garage, gas central heating, double glazing and is in the process of full redecoration and will be available from 10th March.

At the front of the property is a garden laid to lawn with borders, a "Tarmacadam" driveway with gate to the side leading to a fully enclosed rear garden with paved patio area for alfresco dining and out door entertaining, a lawn, shrubs and a useful garden shed.

Viewing is highly recommended.

The current council tax band is B

No Pets

LOCATION

Take the A449 out of Stafford at the traffic lights for West Way turn right and first left, continue until you come to the second entrance into Shannon Road just before the motorway bridge, you will find the property on your right.

Easy access to the Motorway Network via Junction 13 of M6
Close to Local Amenities.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENANCY INFO

NO PETS PREFERRED

NO SMOKERS

We are members of the following.

TDS Membership No. G10450

The Property Ombudsman Scheme Membership No. T02157

Property Mark Client Monies Protection CO130967

No Tenant Administration Fees payable.



STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570

E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk

W: www.austinandroe.co.uk

