



Conway Road, Cannock, £850 PCM

Entrance Hall with ceramic tiled floor, UPVC double glazed window, UPVC double glazed access door, radiator, built in storage cupboard and ceiling mounted smoke alarm

Lounge/Dining Room *11ft x 23ft 4ins.* with UPVC double glazed window, UPVC double glazed sliding patio access doors to rear garden, two radiators, coved ceiling, dado rail and laminate floor

Kitchen *7ft 10ins x 11ft overall.* fitted with range of base units, laminate work surfaces, drawers, inset stainless steel sink with mixer taps, wall cupboards, electric built in oven, electric hob with oven hood/extractor over, Worcester gas fired combination condensing central heating boiler, integrated automatic dishwasher, glazed display cabinet, high level storage cupboard, upright storage cupboard, UPVC double glazed window and UPVC double glazed access door leading to:

Veranda with built in storage cupboard and two UPVC double glazed access doors

Utility Room *6ft 7ins x 6ft 2ins.* with ceramic tiled floor, base unit, laminate work surface and inset stainless steel sink

Landing with UPVC double glazed window and ceiling mounted smoke alarm

Bedroom One *10ft 11ins x 12ft 7ins.* with UPVC double glazed window and radiator

Bedroom Two *10ft 11ins x 10ft 4ins.* with UPVC double glazed window and radiator

Bedroom Three *8ft x 8ft 6ins.* with UPVC double glazed window and radiator

Bathroom *5ft 2ins x 7ft 8ins overall.* fitted with white suite incorporating low flush WC, pedestal hand basin with mixer taps, panelled bath with mixer taps having electric instant shower over, shaver point, chrome heated towel rail and UPVC double glazed window

Garden incorporating lawns, gravelled area, stepping stone pathways, numerous mature ornamental trees and shrubs, cold water tap and the property is approached via a block pavia driveway/parking area



TENANCY TERMS – A 6 months Assured Shorthold Tenancy is envisaged at a rent of £850.00 per calendar month. The ingoing tenant will be required to pay a deposit of £980.00.


APPLYING TO RENT THIS PROPERTY - If you are interested in applying for this property you will need to complete an application form and pay a holding deposit in the sum of £195.00 (one weeks rent). Details confirming the use of the holding deposit will be provided to you together with the application forms.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that these particulars have been prepared by us on the basis of information provided to us by our Client.

NOTICE: Boot And Son for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Boot and Son has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		85
(69-80)		
C		
(55-68)		
D	56	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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- Council Tax Band - B
- All Main Services are available

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