



Affitto Estate Agents are proud to bring to the market this spacious ground floor flat situated within close proximity to the i54 business park, Stafford Road and M54 Motorway & within walking distance to schools. This newly refurbished, well presented accommodation comprises of an entrance hallway, lounge leading to rear garden space, fitted kitchen complete with gas hob, electric oven, storage units, work surfaces, washing machine and fridge. The bedroom is good sized double. Bathroom is installed with a bath and shower unit as part of the suite. There is newly fitted carpet throughout the property with new vinyl in the kitchen. Windows are double glazed and walls and ceilings are freshly painted. There is off road parking directly in front of the property. This property is available to view. Call now to avoid disappointment!

Deposit: £695



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.