

**7 Parsons Drive,  
Staffordshire,  
ST20 0QS**

**£1,500 PCM**

This stunning detached house located on Parsons Drive in the charming village of Gnosall. Conveniently close to Stafford main line station and motorway network. This property boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

As you step inside, you'll be greeted by tiled floors in the halls, kitchen, and downstairs toilet, all of which have been newly decorated. The kitchen is a true highlight, featuring a new fitted kitchen with integrated dishwasher, fridge/freezer, oven, and hob, along with plenty of storage cupboards. The doors leading to the garden and garage add convenience to everyday living.

The spacious reception room with gas fire, leading to dining area which continues to lead to a conservatory. Upstairs, the master bedroom with a fitted cupboard and a dressing area that leads to a newly fitted ensuite bathroom with a separate shower cubicle. Additionally, there are 3 more bedrooms and nursery/study. Storage to landing. The main family bathroom is well-appointed with a shower over the bath.

Outside, the property features a garden, front drive, and a garage, providing parking for 2 vehicles.

Rent: £1,500 pcm

Deposit: £1,730 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: C (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: E (Staffordshire Council)

Term: Assured Shorthold Tenancy term to be agreed, but it will be for a minimum fixed period of 12 months.

Utilities: Mains electricity, water and drainage

Broadband: Up to 1000mbps

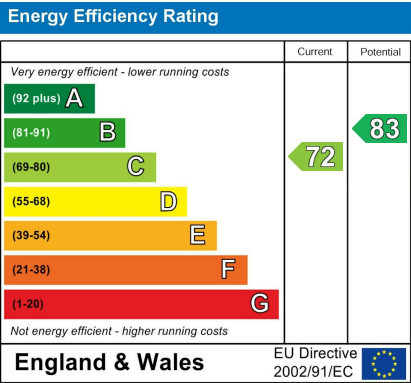
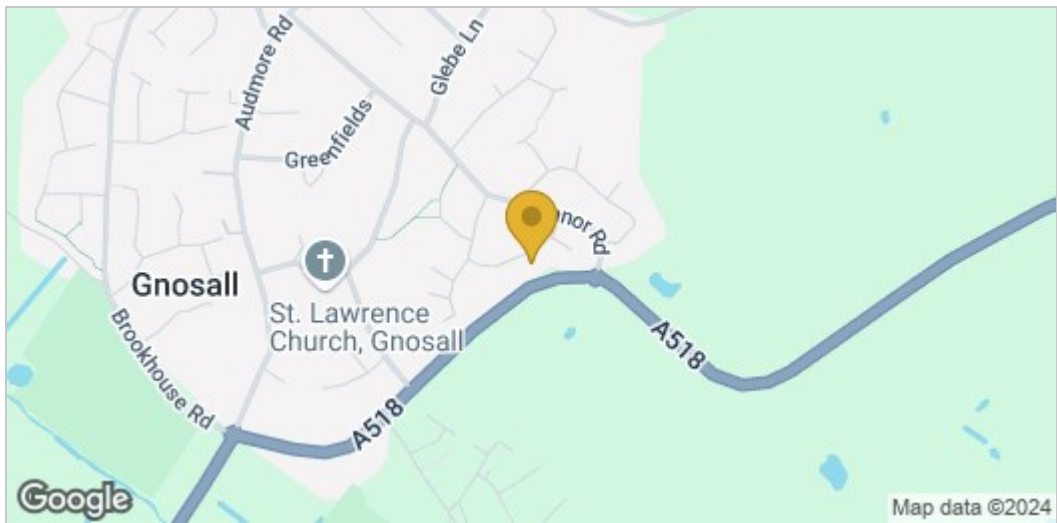
Mobile Signal/Coverage: EE Good / O2 Limited / Three None / Vodafone Good

Parking: Garage & parking for two cars at the front

Flood Risk: Rivers & Seas – No risk

Costal Erosion Risk: None in this area

Coalfield or Mining Area: No



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.