



**BROAD LANE, HUDDLESFORD, WS13**

£3,200 per month\*

**Carter Jonas**

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## **BROAD LANE, HUDDLESFORD, LICHFIELD, WS13 8PZ**

**A six bedroom property situated within a large plot surrounded by extensive garden including a one bedroom annexe.**

- Six Bedrooms
- Annexe
- Kitchen
- Sitting Room
- Study
- Four Shower/Bathrooms
- Parking
- Outbuildings
- Unfurnished

### **THE PROPERTY**

Accommodation comprising – Entrance Hall, Cloakroom, Sitting Room, Study, Kitchen/Dining Room and Utility Room To the first floor are Six bedrooms, three with ensuite shower/bathrooms and separate Family Bathroom. There is also an annexe which is accessed via the main entrance hallway and comprises kitchen, sitting room, bedroom and ensuite shower room.

Externally the property is surrounded by extensive gardens and wooded area with paddock to the north (0.73 acres). The gardens include a large ornamental pond. Adjacent to the house are two outbuildings including stable and store. Two sets of electric gates providing a driveway with parking for several vehicles.

Available unfurnished from Mid July for an initial 12 month tenancy.

EPC Rating E. Council Tax Band G (please see Lichfield District Council Website for current cost)

Pets considered. No access to Loft. Mains electricity and water are connected to the property. Oil central heating.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk Low



At a rent of £3,200 per calendar month

Holding deposit of 1 week's rent £738

Security deposit of 5 weeks rent £3692

**ADDITIONAL INFORMATION**

Offers	Available for a 12 month term initially
Viewing	Strictly by appointment
Local Authority	Lichfield District Council - Council Tax Band G



## Approximate Gross Internal Area 3660 sq ft - 340 sq m

Ground Floor Area 1926 sq ft – 179 sq m

First Floor Area 1131 sq ft – 105 sq m

Outbuilding Area 603 sq ft – 56 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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### IMPORTANT INFORMATION

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