

£995 PCM

Jayman
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Lettings & Property Management



Cannock Wood Road, Cannock, Staffordshire WS12 0PZ

£995 PCM

- Barn conversion
- Bathroom
- Lounge
- Sorry No pets
- EPC E
- Two Bedrooms
- Kitchen
- Quiet farm Location
- Available in May
- Council Tax Band B



The Lodge at Cannock Wood Farm

This unique barn conversion set on the stunning grounds of Cannock Wood Farm offers beautiful character throughout set in an idyllic farm location.

With parking to the fore for two cars the property offers the following accommodation. Please note this property is furnished.

Hallway

Reception hallway with cloak cupboard, boiler cupboard and doors leading to;

Lounge 15'8" x 11'6"

Spacious lounge with feature fireplace, lounge and dining area, double doors to courtyard and door to back bedroom.

Kitchen 10'4" x 11'4"

Fitted country kitchen with a range of storage cupboards, electric cooker/hob/extractor fan and fridge and breakfast table and chairs.

Master bedroom 12'11" x 11'5"

Double bedroom with a range of fitted wardrobes and cupboards, bed base and window to fore. (mattress may be left also if required)

Second Bedroom 9'11" x 11'2"

Good size double to the rear of the property with fitted wardrobes.

Bathroom

With suite comprising of double walk in shower cubicle, wash hand basin and WC.

Utility Room

With a range of storage cupboards, washing machine, freezer, sink and drainer, door to WC and store cupboard,

W/C

With wc and wash hand basin.

Courtyard

The property has a small courtyard area with tool shed storage.

Are you a landlord with property to rent?

Let us take the hassle out of finding the right tenants.

Our professional lettings service is designed to match your property with top-quality, reliable renters quickly and efficiently. We pride ourselves on delivering outstanding customer service, keeping you informed at every step and tailoring our approach to suit your needs.

From thorough tenant screening to expert marketing and smooth move-ins, we're here to protect your

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	40	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		