

£1,500 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Ferndale Road, Lichfield, WS13 7DJ

£1,500 PCM

- Great location walking distance to city centre
- Modern fitted bathroom
- Storage area to fore
- Living Room
- Large patio
- Three bedrooms
- Extended kitchen
- Dining Room
- Rear garden
- EPC TBC



Porch

Entrance porch leading to

Living Room 12'3" x 9'10"

Good sized reception room with bow window to fore, electric wall mounted fireplace and leading to dining room to rear.

Dining Room 8'10" x 10'9"

With sliding patio doors to rear garden, door to kitchen and stairs to first floor.

Kitchen 10'5" max x 23'7" max

Having been extended into the garage this great sized kitchen has a range of storage cupboards, sink, drainer and double oven, hob with extractor above and with further space and plumbing for other appliances.

Useful pantry room and door to side of house.

First floor

Landing with airing cupboard and doors leading to;

Bedroom 1 10'5" x 11'11"

Double bedroom with built in wardrobes and window to fore.

Bedroom 2 11'9" x 9'2"

Bedroom with built in wardrobes and window to rear

Bedroom 3 8'10" x 7'10"

With built in wardrobe and window to fore.

Bathroom

With suite comprising of bath with shower above, wash hand basin and wc.

Rear Garden

Good sized rear garden with large patio area to side and side access to the front of the property.

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 investment and give you peace of mind. Trust us to treat your property like it's our own.

Please contact us on 01543 417 559 or email lettings@jayman.co.uk and we will be happy to help you with a free rental valuation and advice on achieving the best rent for your property.

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			

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			