

**£1,300 PCM**

**Jayman**  
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Lettings & Property Management



**Falkland Road., Staffordshire, WS14 0GE**

**£1,300 PCM**

- 3 bed town house
- Fitted Kitchen
- Bathroom
- Parking to rear
- EPC C and Council Tax C
- Master with Ensuite
- Lounge
- Garden
- Garage
- Available now!





**Reception Hall**

With doors leading to;

**Kitchen 9'6" x 6'2"**

Fitted with a modern range of white units with wall mounted cabinets, base cupboards and drawers, with work surfaces over inset with a one and a half stainless steel sink and side drainer, and gas hob with extractor unit over. There is an integrated oven and space for washing machine and fridge/freezer. Tiled flooring and splash backs, window to the front, radiator and ceiling light point.

**Lounge 14'9" x 12'9"**

Having radiator, ceiling light point and a French walk-in bay door to the rear.

**Guest WC**

A white suite comprising wash hand basin, W.C, radiator, ceiling light point, and window to the front.

**Landing**

With stairs to second floor and doors leading to;

**Bedroom 2 8'3" max x 12'9"**

With two double glazed windows to the front, radiator and ceiling light point.

**Bedroom 3 9'4" x 6'7"**

Having window to the rear, radiator and ceiling light point.

**Bathroom 6'5" x 6'2"**

Fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment and glazed side screen, W.C and hand wash basin. There is a ceiling light point and radiator.

**Top Floor**

**Master Bedroom 16'2" max x 11'3"**

Having a window to the front with open views, two built-in storage cupboards in eaves, built-in double wardrobe, ceiling light point, loft access point, radiator and door to:

**Ensuite**

With a tiled shower enclosure, wash hand basin, W.C, tiling to splash backs, ceiling light point, Velux window and radiator.

**Outside**

To the front there is a small fore garden with pathway leading to the front door.

To the rear is an enclosed garden with lawned areas, gravel and a path leading to door to the garage, with up and over door, power and lighting.

**Garage**

Single garage to the rear.

**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](http://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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		