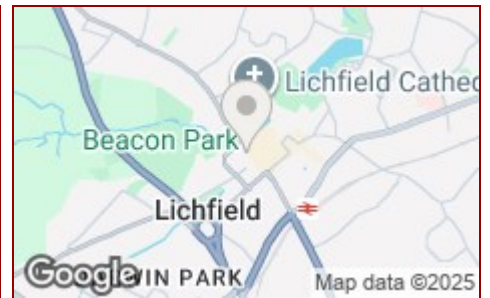


£900 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Swan Road, Lichfield, WS13 6TU

£900 PCM

- Ground floor apartment
- One double bedroom
- Main bathroom
- Allocated parking
- Council Tax B
- Own entrance
- Open plan living area
- Gated entrance
- EPC C
- Available now!



Entrance hallway

The apartment benefits from it's own first door and you are lead into the entrance hallway with a good sized storage cupboard.

Kitchen area 9'3" x 12'8"

Spacious kitchen with breakfast bar that separates the kitchen from the living room. The property comes with a fridge/freezer, washer/dryer and a dishwasher. New boiler in 2024.

Living room area 12'9" x 9'3"

Good sized living room area.

Bedroom 11'9" x 9'5"

Double bedroom with built in wardrobes and the bed can either be left at the property or removed.

Bathroom 5'6" x 6'11"

With WC, hand basin and bath with shower overhead.

Outside

With allocated parking for one car and outside space at the front of the property.

Lichfield

Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique

blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

Are you a landlord with property to rent?

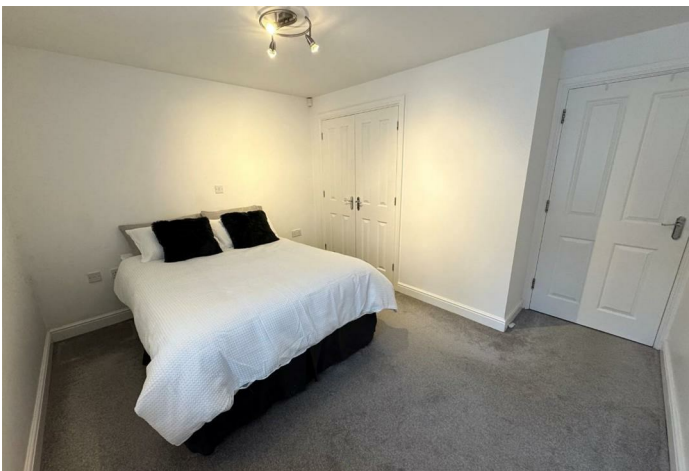
Let us take the hassle out of finding the right tenants.

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		
	75	77

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		