

**£1,395 PCM**

**Jayman**  
www.jayman.co.uk

Lettings & Property Management



**Walnut Walk, Staffordshire, WS13 8FA**

**£1,395 PCM**

- Four bedroom semi-detached property
- Kitchen/diner
- Rear garden
- Garage
- EPC C
- Popular Darwin estate
- En-suite to main bedroom
- Parking
- Council tax band D
- Available mid-March 2026



## Hallway

With doors leading to;

## Guest WC

With WC and wash hand basin.

## Breakfast Kitchen 13'11" x 9'3"

With a modern range of storage cupboards, tiled splash backs, double glazed window to fore, space for appliances, gas hob and cooker and housing central heating boiler.

## Lounge 15'7" x 11'9"

With French doors to rear and electric feature fireplace.

## First Floor

## Landing

With stairs to second floor and doors leading to;

## Bedroom 2 9'10" x 9'3"

With window to fore.

## Bedroom 3 11'3" x 9'4"

With window to rear.

## Bedroom 4 7'8" x 6'9"

With window to rear.

## Bathroom

With suite comprising bath with shower over, wash hand basin and WC.

## Second floor

## Bedroom 1 20'10" x 12'0"

Large master bedroom with windows to fore , double wardrobe and leading to ensuite,

## Ensuite

Comprising of shower cubicle, WC and wash hand basin.

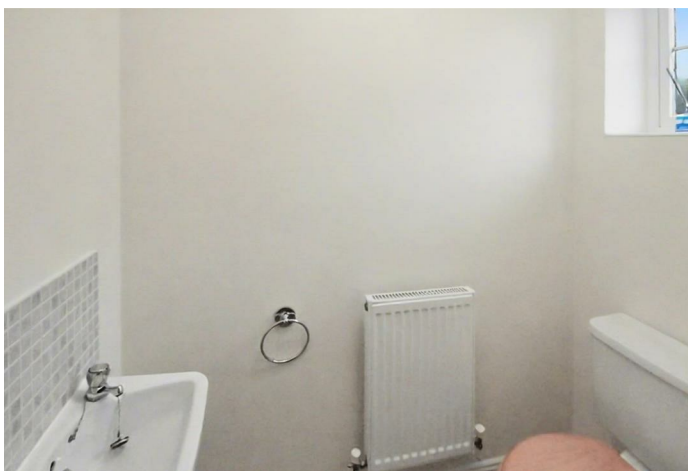
## Outside

Low maintenance rear garden,

## Garage

Single garage in garage block around the back of the property with parking in front.

**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>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	71	81

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	74	86