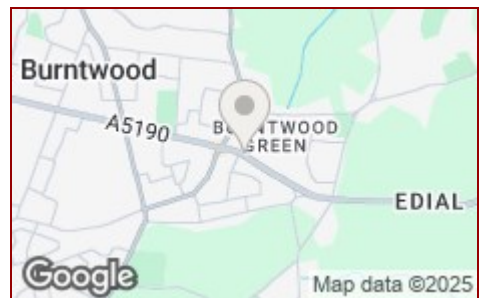


£1,200 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Lichfield Road, Staffordshire, WS7 0HQ

£1,200 PCM

- Detached characterful property
- Open plan layout
- Guest WC and main bathroom
- Close to local amenities
- EPC D
- Three/four bedrooms
- Modern kitchen
- Private rear garden
- Council Tax C
- Available now!



Porch

Through the front door you are greeted with a porch which is perfect for hanging coats and bags and storing shoes.

Living room 12'11" x 19'8"

The living room is open plan which leads into the kitchen and dining room. There is a feature fireplace in the middle.

Kitchen 15'3" x 8'4"

Modern kitchen with gas hob and electric oven. There is an integrated dishwasher and fridge freezer. There is a door leading into the utility room.

Dining room 14'4" x 9'4"

Separate dining area.

Office/4th bedroom 10'8" x 11'3"

Good sized room that can be used either as a fourth bedroom/office or second sitting area.

Utility

Fitted worktop with plumbing for a washing machine. There is a wall mounted boiler and doors to the kitchen, garden and WC.

Guest WC

With hand basin and WC.

First floor

Leading into the three bedrooms and main bathroom.

Bedroom One 12'4" x 11'3"

Double bedroom with a built in wardrobe.

Bedroom Two 10'11" x 11'3"

Double bedroom.

Bedroom Three 14'9" x 8'6"

Large single bedroom.

Bathroom

With WC, hand basin and bath with shower overhead.

Outside

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

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		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		