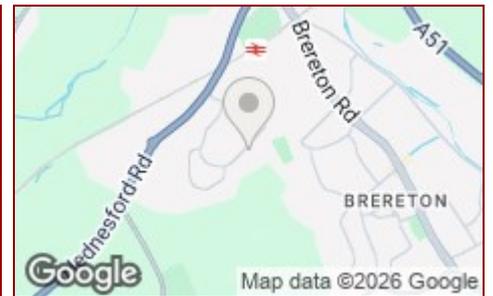


£950 PCM

Jayman  
www.jayman.co.uk

Lettings & Property Management



Coppice Road, Rugeley, WS15 1NH

£950 PCM

- 3 bedrooms
- Breakfast Kitchen
- Modern fitted bathroom
- Available end of July
- Living Room
- Rear Garden
- Located on the Pear Tree Estate



### Approach

Front door leads to inner hallway with stairs leading to first floor and door to Living Room. Separate front door leads into Kitchen/ Diner.

### Kitchen / Diner 11'1" x 16'7"

Spacious kitchen with a range of storage cupboards, sink and drainer, electric oven with gas hob above, space and plumbing for appliances, space for dining table and chairs, door to rear garden and door to Living Room.

### Living Room 19'4" x 9'8"

Full length living room with window to rear, window to fore and door to inner hall with stairs to first floor.

### First floor

Landing with doors leading to;

### Master bedroom 10'4" x 9'11"

Double bedroom with window to fore.

### Bedroom 2 13'5"ax 8'9" min x 19'8" x 8'10"

Double bedroom with window to rear with great views across the county.

### Bedroom 3 6'4" x 10'9"

Bedroom with window to fore.

### Bathroom

Modern fitted bathroom with suite comprising of bath with shower above, wash hand basin and WC.

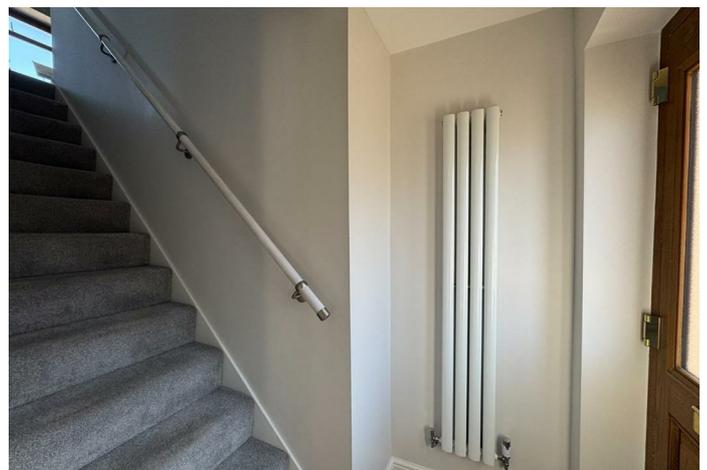
### Rear garden

Paved low maintenance rear garden.

### Parking

There is no off road parking but vehicles can part in the close where the property is located or on the main Coppice Road.

**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) <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		

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		