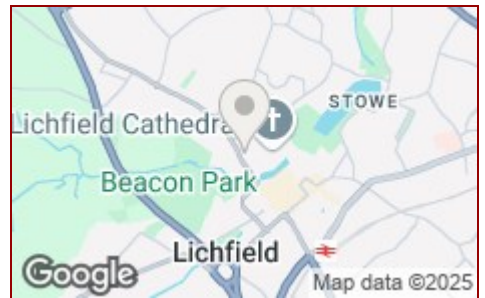


£1,075 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Vicars Close, Staffordshire, WS13 7LE

£1,075 PCM

- Characterful cottage with beams
- Modern Kitchen
- Two double bedrooms
- Parking permit for one car at The Close £30pcm
- EPC exempt
- Popular location next to the Lichfield Cathedral
- Two reception rooms
- Walking distance into Lichfield City centre
- Council tax band D
- Available August



Entrance hallway

As you step into the property, there is a door on the right for the dining room and a door on the left for the living room. There is also a storage cupboard in front.

Dining room 11'8" x 7'4"

Dining room/2nd reception leading into the kitchen.

Kitchen 8'4" x 11'9"

Modern kitchen with a door leading to the WC and a door leading to the living room.

WC 2'7" x 3'10"

With WC and hand basin.

Living room 9'4" x 19'5" long 15'4" short

Good sized living room with a door leading to the entrance hallway and the kitchen. There is a storage cupboard and stairs leading to the first floor.

First floor

First bedroom 11'10" x 9'10"

Double bedroom

Second bedroom 11'10" x 13'0"

Double bedroom with wardrobes.

Bathroom 6'10" x 5'3"

With WC, hand basin, bath with shower overhead.

Living in the Close

The road surrounding the Cathedral is known as The Close. Branching off from this are Newtons College with its collection of terraced 19th century properties, and Vicars Close, a stunning courtyard of historic properties dating back to 15th century. The Cathedral and the properties that surround it have evolved over many years with examples of buildings that date back from 14th to 20th century. The Close is a picturesque setting for the Cathedral and a site of great heritage significance. Lichfield Cathedral own and manage the road, properties and precincts, in addition to around seventy buildings across the cathedral estate.

It is also a conservation area and the majority of properties are also Listed Buildings. Please note that parking is limited and is subject to prior approval and negotiation with the Cathedral. These properties also operate a strict no pet policy for incoming residents.

All residential enquirers must understand that The Cathedral and its estate is a busy functioning and operational place where services, events, exhibitions, markets and festivals are held throughout the year to assist the Cathedral in its aims and mission. Whereas living in The Close is a completely unique experience and a chance to be part of the history of a place filled with atmosphere and charm, residents are required to be flexible from time to time to cater for these events. This may include but isn't exhaustive to vehicles being relocated off site or noise during events.

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		

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		