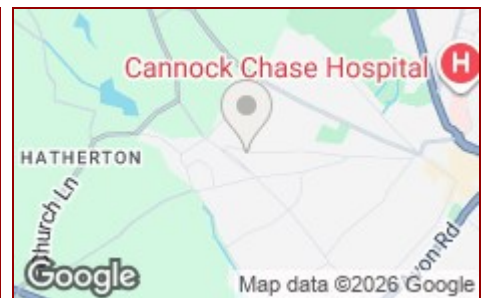


£1,300 Per Month

Jayman
www.jayman.co.uk

Lettings & Property Management



Hatherton Road, Cannock, WS11 1HH

£1,300 Per Month

- Semi detached property
- Just been redecorated and new carpets throughout
- Two reception rooms
- Car port and driveway
- EPC D
- Three good sized bedrooms
- New bathroom
- Good sized kitchen
- Council Tax D
- Available now!



Porch 4'9" x 4'10"

Leading through into the front door.

Entrance Hallway 3'0" x 14'3"

Entrance hallway leading into the dining room, kitchen and living room.

Dining room/Second reception 14'11" x 10'9"

Spacious room perfect either as a dining room or second living room with electric fireplace and a bay window to the front of the house.

Guest WC 2'4" x 4'3"

With WC and hand basin.

Living room 10'11" x 12'2"

With electric fireplace and French doors leading into the conservatory.

Conservatory 10'2" x 9'3"

Good sized conservatory with French doors leading into the garden.

Kitchen 11'1" x 15'8"

Spacious kitchen with spaces for appliances and a door leading out into the garden.

Bedroom two 11'1" x 12'2"

Double bedroom with window to fore.

Bedroom one 10'11" x 11'10"

Double bedroom with window to rear.

Bedroom three 7'10" x 7'11"

Small double bedroom with window to rear

Bathroom 6'2" x 11'1"

With brand new bath and shower cubicle, WC and hand basin.

Upstairs WC 4'6" x 3'1"

With WC and hand basin.

Carport 8'11" x 13'5"

Outside

Driveway and rear garden. There is an available gardener who charges £25 every fortnight if suited.

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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	61
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		