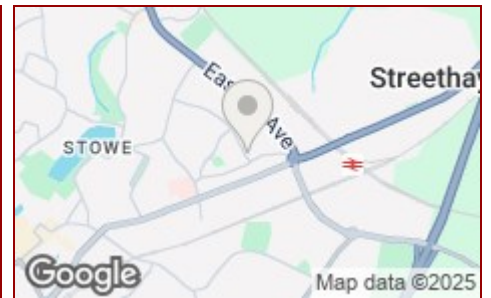


£945 PCM



Scotch Orchard, Lichfield, WS13 6TG

£945 PCM

- Three bedrooms
- Fitted Kitchen
- Bathroom
- EPC D
- Walking distance to Lichfield City Centre
- Spacious living room / diner
- Private rear garden
- Parking for several vehicles
- Council Tax B
- Available now



### Entrance Hall

With stairs to first floor and doors leading to:

### Living Room

Spacious lounge / diner with doors to rear garden.

### Kitchen

Good sized fitted kitchen with a range of storage cupboards, cooker with hob, space and plumbing for appliances and with window to fore.

### First Floor

Landing with doors leading to

### Bedroom 1

Double bedroom.

### Bedroom 2

Double bedroom

### Bedroom 3

Single bedroom.

### Bathroom

With suite comprising bath with shower above and wash hand basin,

### Rear Garden

### Separate WC

### Lichfield

Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

### 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 informed at every step and tailoring our approach to suit your needs.

**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.

