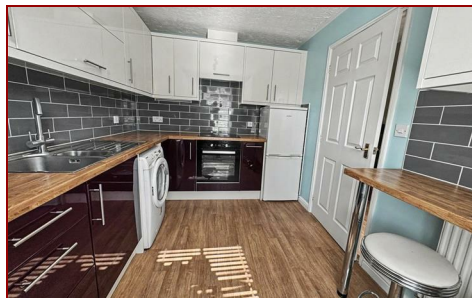


£1,400 Per Month

Jayman
www.jayman.co.uk

Lettings & Property Management



Parnell Avenue, Lichfield, WS13 6NX

£1,400 Per Month

- Three bedrooms
- Spacious living room
- Ensuite shower to main bedroom
- Garage
- EPC C
- Modern fitted kitchen
- Guest WC
- Great sized garden
- Council Tax Band C
- Available mid November



Approach

Parnell Avenue is a quiet avenue located just a short walk from the city centre and Waitrose supermarket on the Darwin Park estate in Lichfield.
The property has a garage and parking to the side and offers the following accommodation.

Reception hallway

With stairs to first floor, door to guest wc, kitchen and living room.

Kitchen 8'0" x 10'11"

Modern fitted kitchen with a range of storage units, sink, drainer, cooker with hob over and extractor above, space and plumbing for white goods and with breakfast bar area and window to the front.

Guest WC

With wash hand basin and WC.

Living Room 13'8" x 14'11" max

Spacious living room with space for lounge and dining suite, feature fireplace, windows and doors to rear garden and useful large storage cupboard,

First floor

Landing with doors leading to;

Bedroom 1 8'5" x 9'6"

Double bedroom with window to fore, built in wardrobes and door to Ensuite Shower.

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.

Ensuite

With suite comprising of shower cubicle, wash hand basin and wc.

Bedroom 2 8'5" x 10'5"

Double bedroom with window to rear

Bedroom 3 6'10" x 6'2"

Single bedroom with window to rear.

Shower Room

Modern fitted shower room with walk in double shower, wash hand basin and WC. (Could easily be changed back to a bath with shower above if required).

Garden

Great sized garden with patio and lawned area and with access to the garage.

Garage

With electric roller door, electric points and further door to rear garden,

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



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		
	74	79

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		