

£2,300 Per Month

Jayman  
www.jayman.co.uk

Lettings & Property Management



Thompson Way, Lichfield, WS13 8GD

£2,300 Per Month

- Spacious family home
- Breakfast Kitchen
- Utility
- Double garage
- Council Tax Band F
- Electric car charging point
- Guest WC
- Two ensuites and family bathroom
- Rear Garden
- EPC B



**Reception Hallway**

Spacious reception hallway with spacious cloak cupboard, stairs to first floor and doors to

**Reception Room 1 / Lounge 11'2" x 16'11" Into bay**

Good sized living room

**Reception Room 2 / Sitting Room 11'3" x 8'8"**

With double doors to rear garden.

**Reception room 3 / Office 11'1" x 10'2"**

Office / Dining Room with window to fore.

**Breakfast kitchen 15'4" x 11'2"**

With a range of storage cupboards, gas hob with extractor above, integral dishwasher, integral fridge/freezer, sink and drainer. Island providing seating / breakfast area.

**Utility**

With storage cupboards and with washing machine and tumble dryer, with door leading to garden.

**Guest WC**

With wc and wash hand basin.

**First floor**

Galley landing with airing cupboard housing megaflo water tank and doors leading to;

**Bedroom 3 10'2" x 11'3"**

With window to fore.

**Bedroom 2 13'2" x 11'4"**

With window to rear and ensuite.

Ensuite has corner shower, wash hand basin and WC.

**Bedroom 1 10'9" x 13'2"**

Window to fore door to ensuite.

Ensuite has double walk in shower, wash hand basin and WC.

**Bedroom 4 9'8" x 10'0"**

With window to rear.

**Family bathroom**

With bath (shower above) wash hand basin and WC.

**Rear Garden**

Good sized rear garden.

**Double garage**

Driveway leading to double garage.

**Are you a landlord with property to rent?**

**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			
		<b>85</b>	<b>92</b>

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			