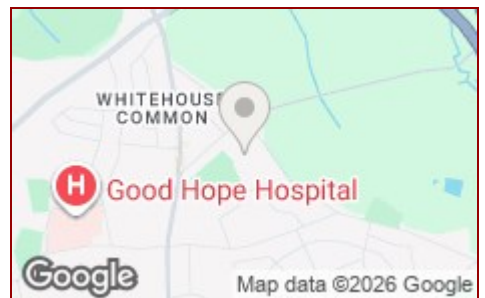
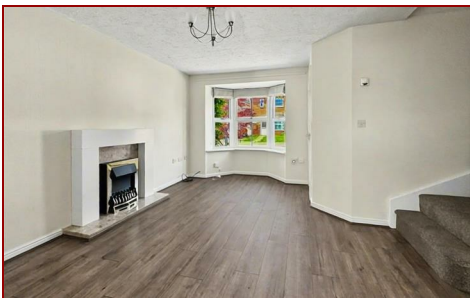


£1,150 Per Month

Jayman
www.jayman.co.uk

Lettings & Property Management



Wheatmoor Road, Sutton Coldfield, B75 7JS

£1,150 Per Month

- Renovated throughout with new carpets
- Kitchen / Diner
- Parking to front
- NO PETS
- Council Tax Band C
- Spacious lounge
- Private rear garden
- Two good sized bedrooms
- EPC C
- Available now



Approach

With parking to fore and side access to rear garden.

Hallway

Entrance hallway with door to WC and to Lounge.

Guest WC

With suite comprising of wash hand basin and wc.

Lounge 15'5" max x 11'9" max

Spacious lounge with feature fire place, bay window to fore, stairs to first floor , useful under-stair store cupboard and door to Kitchen / Diner to rear.

Kitchen / Diner 7'6" x 13'1".13'1"

Open plan kitchen / diner. Kitchen area has a range of storage cupboards, sink and drainer, oven with hob and extractor.

Dining area has room for dining suite and doors to rear garden.

Rear garden

Private rear garden with lawn and patio area and shed. Private access to the front of the property for waste disposal.

First floor

Landing with doors leading to;

Bedroom 1 9'11" x 11'2"

Double bedroom with built in wardrobe, and built in store cupboard (above stairs) and with two windows to front.

Bedroom 2 8'1" x 10'5"

Double bedroom with window to rear.

Bathroom

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

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		
		89
	72	

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		