

**£1,900 PCM**



**Baxters Court, Tamworth, Staffordshire B78 1FE**

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- New build
- Utility
- Open plan kitchen
- Ensuite to master bedroom
- EPC B
- 4 bedrooms
- Downstairs WC
- Garage
- Immaculately presented
- Council tax E

**Number 9**

With driveway to side leading to single garage the property offers the following accommodation;

**Entrance Hallway**

Spacious reception hallway with stairs to first floor and doors leading to

**Lounge**

Full width lounge with windows to front and to the rear garden.

**Kitchen/Dining Room**

Incredibly spacious entertaining area with Dining Area having bi-fold doors leading to the rear garden and being open plan to the luxury fitted kitchen area.

The kitchen comprises of a range storage units with large breakfast bar island. It includes a range of integrated appliances including electric induction hob, double oven, fridge / freezer and dishwasher.

**Guest WC**

With wash hand basin and WC.

**Utility**

With space and plumbing for washing machine and tumble dryer and has storage cupboards with sink and mixer tap.

**First floor**

Landing with doors leading to;

**Bedroom One**

Spacious double bedroom with door to en suite shower room.

**Ensuite Shower Room**

Being fully tiled with double shower enclosure, wash hand basin and WC.

**Bedroom Two**

Double bedroom

**Bedroom Three**

Double bedroom

**Bedroom Four**

Double bedroom

**Family bathroom**

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

**Rear Garden**

Private rear garden with patio and lawn area and with gate to side.

**Garage**

Single garage leading from driveway.

**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 |         |           |
|                                             | 88      | 88        |

| 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 |         |           |
|                                                                 |         |           |