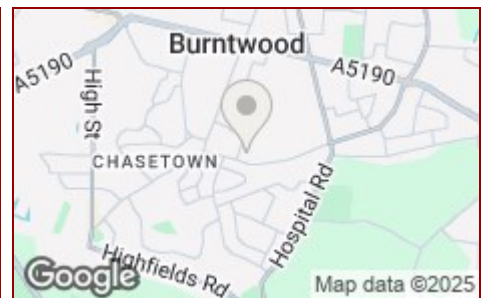
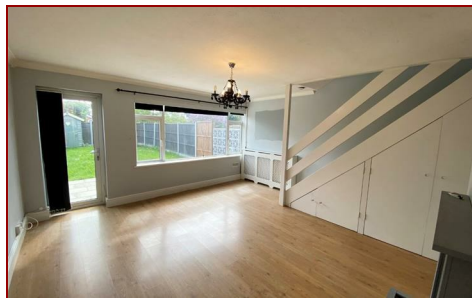


**£995 PCM**

**Jayman**  
www.jayman.co.uk

Lettings & Property Management



**Russett Close, Burntwood, WS7 4UX**

**£995 PCM**

- Three Bedrooms
- Kitchen/Diner
- Main Bathroom
- Rear Garden
- Council Tax A
- Entrance porch
- Living room
- Driveway for one car
- EPC C
- Available July



## Entrance Porch

Space for coats and shoes.

## Kitchen/Diner 14'7" x 7'2"

With oven and hob, space for a standing fridge/freezer and space for a washing machine.

## Living room 14'7" x 14'10"

Good size living room with fireplace and a door leading out to the rear garden.

## First Floor

### Main bathroom 6'6" x 5'9"

With WC, hand basin, bath and shower overhead.

### Bedroom Two 11'3" x 8'9"

Double bedroom with blinds and a curtain pole.

### Bedroom One 12'3" x 8'6"

Double bedroom with build in wardrobes.

### Bedroom Three 8'5" x 5'9"

Single bedroom.

## 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.

From thorough tenant screening to expert marketing and smooth move-ins, we're here to protect your investment and give you peace of mind. Trust us to treat your property like it's our own.

Please contact us on 01543 417 559 or email [lettings@jayman.co.uk](mailto:lettings@jayman.co.uk) and we will be happy to help you with a free rental valuation and advice on achieving the best rent for your property.

**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](http://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		
	72	85

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		