

£1,200 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Lawrence Way, Lichfield, WS13 6RD

£1,200 PCM

- Stylishly renovated coach house
- Garage
- Spacious living areas
- Fitted kitchen
- Available now
- Private rear garden
- Double bedroom
- Modern fitted bathroom
- New carpets and recently completely renovated
- Council Tax B EPC tbc



Approach

With garage and parking space to the front of the coach house, side access leading to private garden and bin store area.

Hallway

Stairs lead to the first floor accommodation;

Living Room 15'5" max x 17'0" max

Spacious living room with space for lounge and dining furniture, windows to front and back, doors leading to Kitchen, Bathroom and Bedroom.

Kitchen 5'8" x 10'9"

Modern fitted kitchen with a range of storage cupboards, sink and drainer, washing machine, dishwasher, fridge/freezer, oven, hob and extractor above.

Bedroom 8'7" x 9'11"

Double bedroom with built in wardrobes and window to rear.

Bathroom

Modern bathroom with suite comprising of bath with shower above and closing cubicle, wash hand basin and WC.

Garage

Garage with water tap, electrics and storage cupboard.

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.

Garden

Private garden to rear with astro-turf and further bin storage area.

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 and we will be happy to help you with a free rental valuation and advice on achieving the best rent for your property.

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 Lichfield Trent Valley stations, commuting is effortless.



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			

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			