

£1,000 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Kemberton House, Lichfield, Staffordshire WS13 6PS

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- Second floor flat in the popular Darwin estate
- Main bedroom with Ensuite
- Main bathroom
- Parking
- EPC C
- Three bedrooms
- Spacious open plan living room/kitchen
- Close to all local amenities
- Council Tax C
- Available Now!



Entrance Hallway

With doors leading to

Living Room 12'4" x 13'0"

With windows to the rear and arched walkway to the kitchen.

Kitchen/Dining room 11'2" x 11'0" narrowing to 8'4"

With room for appliances and window to the front.

Bedroom One 10'4" x 14'0"

Large double bedroom with fitted wardrobes and ensuite shower room.

Bedroom Two 10'4" x 7'11"

Double bedroom with fitted wardrobe.

Bedroom Three 7'8" x 7'6"

Large single.

Bathroom 8'0" x 6'7"

With bath, wc and hand basin.

Allocated parking space

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.

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			
		73	81

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			