

**£1,650 PCM**

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

Lettings & Property Management



**Caswell Road, Lichfield, WS13 6UD**

**£1,650 PCM**

- Three storey semi-detached house
- Spacious living room
- Three double bedrooms
- Driveway
- EPC B
- Kitchen / Dining Room
- Cloakroom
- Ensuite
- Garage
- Available November



## About the property

The Kennett is the ideal choice for couples and young families with three spacious bedrooms set over three floors. On the ground floor you will find a generous kitchen/diner with French doors to the rear garden, a spacious lounge with bay window and a cloakroom.

Up one flight of stairs there are two double bedrooms and family bathroom, with your large master bedroom with en suite on the top floor.

## Entrance hall

With doors leading to Lounge, Kitchen / Diner, WC and stairs to first floor.

## Kitchen / Diner 15'5" x 10'5"

Immaculately presented kitchen with a range of storage cupboards, cooker, sink and space for appliances. Space for table and chairs / dining area and double doors leading to rear garden.

## Lounge 16'4" x 12'2"

Spacious lounge with bay window to fore.

## WC

With wc and wash hand basin.

## First floor

Landing with doors leading to two bedrooms and bathroom and stairs to second floor master bedroom

## Bedroom 2 16'4" x 12'2"

Double bedroom with window to rear.

## Bedroom 3 12'0" x 8'7"

Double bedroom with window to fore.

## Bathroom

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

## Second Floor

## Master Bedroom 21'10" x 15'5"

Spacious master bedroom being a large double with ensuite shower room.

## Ensuite

Spacious ensuite .

## Outside

Rear Garden

## Garage

## Are you a landlord with property to rent?

**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 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>		<b>95</b>
(81-91) <b>B</b>	<b>85</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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>87</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		