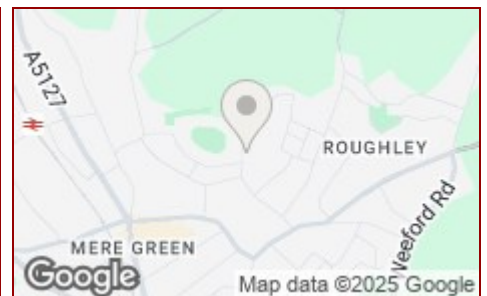


£1,895 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Grange Lane, Sutton Coldfield, B75 5LJ

£1,895 PCM

- Two ensuite bathrooms
- Large conservatory style reception room
- Utility
- Three first floor bedrooms
- Spacious driveway
- 5 bedrooms (2 downstairs)
- Spacious Kitchen
- Lounge
- Family bathroom
- Good sized garden



Jayman offer to let this spacious 5 bedroom semi detached family home on Grange Lane, walking distance from Mere Green.

3 bedrooms upstairs. 2 bedrooms downstairs (could be used as office / playroom / sitting room / gym. Large conservatory, fitted kitchen, utility, two en-suites, good sized garden and two reception rooms.

Entrance Hallway 14'4" x 5'6"

Downstairs bedroom 12'6" x 11'7"

Double bedroom with an en-suite.

En-suite

With shower, hand basin, WC and towel rail.

Living room 16'2" x 10'10"

Spacious lounge with bay window and fireplace.

Dining area 10'10" x 8'1"

Good sized room with doors leading into the conservatory.

Kitchen 19'6" x 7'11"

Modern fitted kitchen with integral oven and hob, stainless steel sink with drainer, tiled flooring, storage cupboard and a cupboard units.

Conservatory 18'8" x 10'2"

Spacious conservatory/reception room with French doors leading into the garden.

Utility 9'11" x 5'10"

Space for washing machine, recess for dryer and sink with drainer. Double doors to access ground floor Bedroom.

Second downstairs bedroom 12'10" x 10'7"

Double bedroom with storage cupboard and a door accessing the en-suite.

En-suite 7'6" x 4'1"

With shower, WC and hand basin.

First floor

Bedroom 11'2" x 10'2"

Bedroom 8'1" x 6'5"

Bedroom 11'5" x 10'10"

Bathroom 8'1" x 7'3"

Bath with shower attachment, WC and hand basin.

Outside

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		

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		