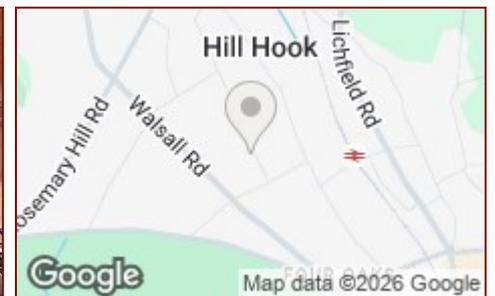


£1,450 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Blackberry Lane, Sutton Coldfield, B74 4JE

£1,450 PCM

- Semi detached property
- Kitchen
- Two bathrooms
- Great sized rear garden
- Council tax C
- Four bedrooms
- Spacious lounge
- Driveway for multiple cars
- EPC D
- Available April 2026



Entrance hallway

With stairs to first floor and doors leading to;

Lounge 9'1" x 24'8"

Extended full length lounge with sliding doors to rear garden and door to Kitchen .

Kitchen 11'7" x 11'6"

Fitted kitchen with a range of storage cupboards, sink and drainer, space and plumbing for appliances and leading to breakfast room with archway to breakfast room / area.

Breakfast Room 11'10" x 6'11"

With door to Lounge and door to rear garden.

Ground floor bedroom 3 10'11" x 10'6"

Double bedroom with built in storage cupboard and window to rear.

Ground floor shower room

With wash hand basin, wc and shower cubicle.

First Floor

Landing with doors leading to;

Bedroom 1 11'3"x 11'8"

Double bedroom with window to rear.

Bedroom 2 9'10".265'8" max x 9'4"

Double bedroom with window to rear.

Bedroom 4 9'6" x 7'10"

Single bedroom with window to fore.

Bathroom

With suite comprising of shower cubicle, wash hand basin and WC.

Outside

Great sized rear garden with patio area and lawn area

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			
		55	76

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			