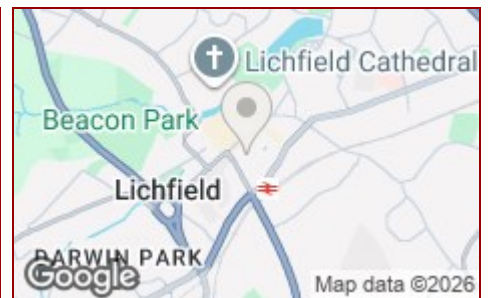


£1,000 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Wade Street, Lichfield, WS13 6HT

£1,000 PCM

- Second floor apartment with lift
- In the heart of Lichfield with views of the cathedral
- Kitchen/diner
- Communal roof top area
- Council Tax C
- Two Bedrooms
- Spacious Lounge
- Desirable Location
- EPC B
- Available now!



Step outside the front door, and have all the amenities of the city centre on your door step.

The accommodation comprises of communal entrance leading to stairs and lift leading to the second floor.

Hallway with storage cupboard and doors to:

Lounge 16'10" x 11'5"

Spacious reception room with windows to the rear aspect overlooking the rooftops of Lichfield and cathedral. Opening to:

Kitchen/diner 11'9" x 11'10"

With a superb array of storage cupboards and includes cooker, washing machine, dishwasher and space for fridge freezer. The dining area provides ample space for a table and chairs

Master Bedroom 14'4" x 8'3"

Double bedroom with fitted wardrobes and window to the rear aspect.

Door to:

Ensuite

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

Bedroom Two 9'11" x 6'1"

Bedroom with window to the rear aspect.

Bathroom 7'1" x 7'5"

With white suite comprising bath with shower over, WC and wash hand basin.

Parking Information

Parking is to the rear however the tenant is responsible for purchasing a permit to park via the Lichfield council.

Lichfield

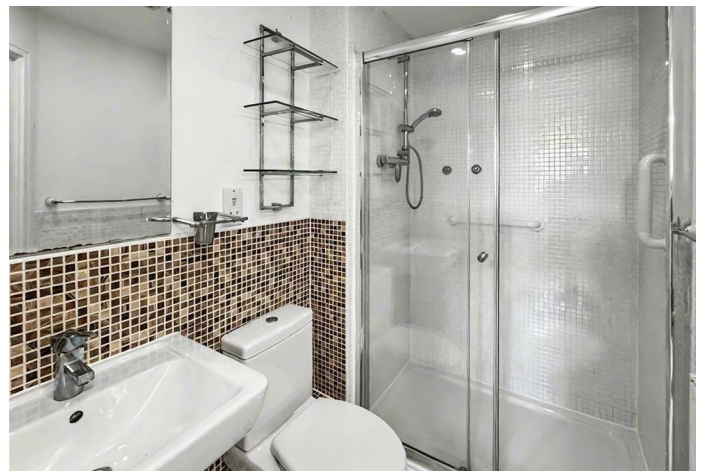
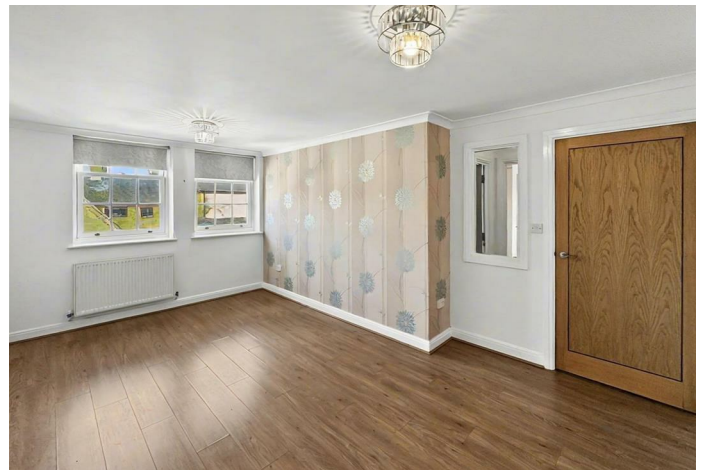
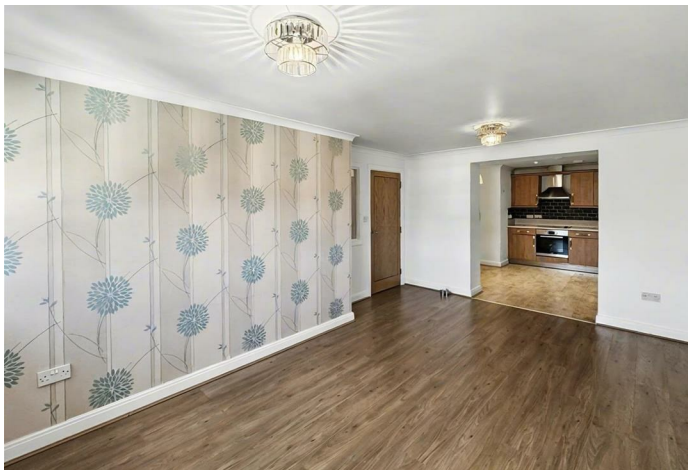
Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

Are you a landlord with property to rent?

Let us take the hassle out of finding the right tenants.

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		
	75	77

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		
	74	77