

£850 PCM

Jayman  
www.jayman.co.uk

Lettings & Property Management



**Swallows Reach, Lichfield, WS13 7HS**

**£850 PCM**

- Apartment
- Modern Kitchen
- Allocated parking
- Integrated fridge/freezer/washer/dryer/dishwasher
- Council tax band C
- One double bedroom
- Modern Bathroom
- Walking distance to the city centre
- EPC C
- Available now



**Hallway leading to; 15'5" x 6'6"**

**Open Plan Kitchen/diner/lounge 18'0" x 11'9"**

Modern kitchen with integrated white goods and space for a living/dining area.

**Bedroom 10'2" x 10'7"**

Double bedroom.

**Shower room 7'2" x 6'2"**

Modern shower room with waterfall shower, WC and hand basin.

**Allocated parking**

**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.

**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](http://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		

78

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

78