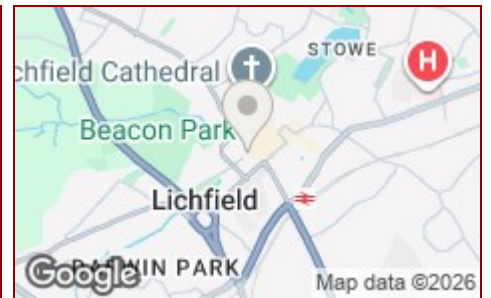


£975 PCM

Jayman  
www.jayman.co.uk

Lettings & Property Management



Sandford Street, WS13 6QA

£975 PCM

- First Floor Apartment
- City Centre Location
- Shower room
- Council tax band C
- Available early August
- Two Bedrooms
- Modern throughout
- Double glazing and Aircon heating system
- One allocated parking slot
- EPC Exempt



Hallway leading to the first floor and front door leading to:

**Lounge/Diner 17'8" x 10'5"**

Spacious open plan living with secondary glazed window to the front. Open to:

**Kitchen 9'2" x 10'2"**

With a good array of storage cupboards and includes cooker and hob.

**Bedroom One 11'3" x 11'9"**

Double bedroom with fitted wardrobes and secondary glazed window to the rear.

**Bedroom Two 10'7" x 9'5"**

Double Bedroom with secondary glazed window to the rear.

**Shower Room 7'6" x 3'2"**

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

**Exterior**

One allocated parking space to the rear.

**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?**

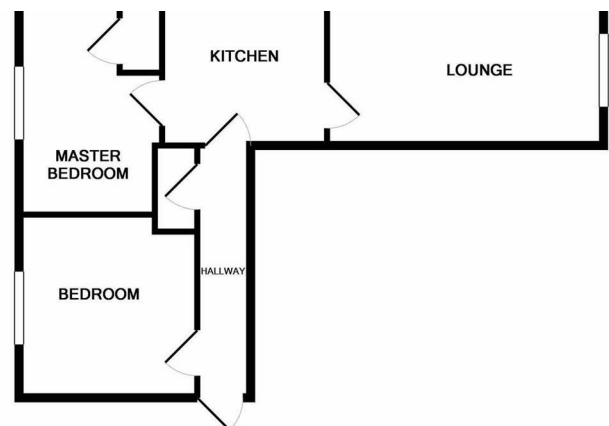
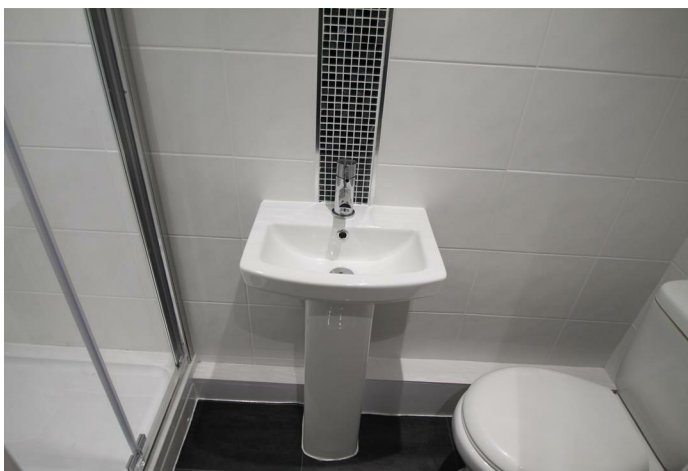
Let us take the hassle out of finding the right tenants.

Our professional lettings service is designed to match your property with top-quality, reliable renters quickly and efficiently. We pride ourselves on delivering outstanding customer service, keeping you informed at every step and tailoring our approach to suit your needs.

From thorough tenant screening to expert marketing and smooth move-ins, we're here to protect your investment and give you peace of mind. Trust us to treat your property like it's our own.

Please contact us on 01543 417 559 or email [lettings@jayman.co.uk](mailto:lettings@jayman.co.uk) and we will be happy to help you with a free rental valuation and advice on achieving the best rent for your property.

**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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors.