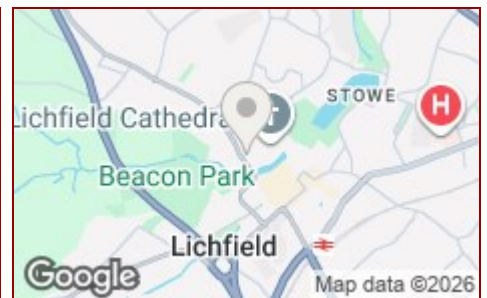


**£1,300 PCM**

**Jayman**  
www.jayman.co.uk

Lettings & Property Management



## **The Close, Staffordshire, WS13 7LD**

**£1,300 PCM**

- Three bedroom
- Spacious kitchen
- Second reception
- Desirable location
- Council tax band E
- Repainted throughout and new carpet in hallway and living room
- Lounge/diner
- Parking permit can be purchased for £30pcm
- Walking distance to all local amenities
- EPC exempt



**Ground floor**

**Entrance hallway 22'6" x 3'4"**

Leading into the kitchen, back door for rear access, stairs to the lower floor and stairs to the first floor.

**Kitchen/Diner 12'5" x 11'3"**

Spacious modern kitchen.

**Lower floor**

Leading to the bathroom and then leading down to the cellar.

**Bathroom 7'5" x 6'4"**

With WC, hand basin and bath with shower overhead.

**Cellar**

Can be used as a utility room and storage.

**First floor**

Leading into the living room and stairs to the second floor.

**Living room 15'2" x 13'0"**

Spacious living room with a door leading into the second reception room.

**Second reception/office 7'8" x 7'5"**

Can be used as a second reception/office or fourth bedroom.

**Second floor**

Leading into the three bedrooms.

**Bedroom One 9'0" x 9'8"**

Double bedroom.

**Bedroom Two 13'0" x 5'11"**

Small double bedroom.

**Bedroom Three 7'6" x 8'3"**

Single bedroom.

**Outside**

Outside space also used for rear access to the property.

**Living in the Close**

The road surrounding the Cathedral is known as The Close. Branching off from this are Newtons College with its collection of terraced 19th century properties, and Vicars Close, a stunning courtyard of historic properties dating back to 15th century. The Cathedral and the properties that surround it have evolved over many years with examples of buildings that date back from 14th to 20th century. The Close is a picturesque setting for the Cathedral and a site of great heritage significance. Lichfield Cathedral own and

**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 |         |           |

| 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 |         |           |