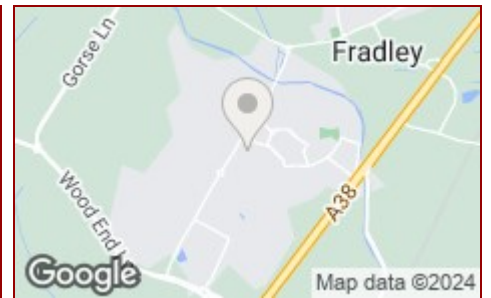


£995 PCM



Shaw Drive, Lichfield, Staffs WS13 8TP

£995 PCM

- 3 Bedrooms
- Modern interior
- Ensuite to main bedroom
- 2 x Parking Spaces
- EPC C
- Superb location
- Kitchen/Diner
- Rear Garden
- Council Tax B
- Available in May



### Entrance Hall

Entrance hall with door leading to

### Guest WC

With suite comprising of wash hand basin and wc.

### Lounge 17'11" x 10'5"

Spacious lounge with window to fore, feature electric fireplace and surround, under stair storage cupboard, stairs to first floor and door leading to Kitchen / Diner to rear.

### Kitchen / Diner 13'10" x 9'5"

With kitchen area comprising of a range of storage cupboards, integral fridge/ freezer, cooker with gas hob and extractor above, space and for other appliances. There is a large window looking to the garden, sliding double doors to the garden and space for a dining table and chairs.

### First Floor

Landing with doors leading to

### Master Bedroom 9'0" x 10'3"

Double bedroom with window to fore, built in wardrobes and door to en suite.

### Ensuite

With suite comprising shower cubicle, wash hand basin and wc and window to fore.

### Bedroom 2 7'9" x 11'7"

With window to rear and built in wardrobes.

### Bedroom 3 8'3" x 5'11"

With window to rear and built in wardrobes and loft access.

### Bathroom

With suite comprising of bath with shower attachment, wc and wash hand basin.

### Rear Garden

Smartly presented garden with decked seating area, artificial turf, storage shed and access gate to side.

### Parking

The property includes two parking spaces to the rear.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>70</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		