

£1,900 PCM

Jayman  
www.jayman.co.uk

Lettings & Property Management



## Waterside Grange, Tamworth, Staffordshire B78 1HL

£1,900 PCM

- New build
- Utility
- Open plan kitchen
- Ensuite to master bedroom
- Immaculately presented
- 4 bedrooms
- Downstairs WC
- Garage
- Ensuite to second bedroom



### Number 2 Waterside Grande

With driveway to side leading to single garage the property offers the following accommodation;

#### Entrance hallway

Spacious reception hallway with stairs to first floor, door to Guest WC and doors leading to Lounge.

#### Guest WC

With wash hand basin and WC.

#### Lounge

Good sized lounge with window to fore and double doors leading to Dining Room and Kitchen to rear.

#### Open Plan Kitchen / Dining Room

Spacious Dining Room area with bifold doors to rear garden and being open plan to the Kitchen Area. The Kitchen Area comprising of a range of storage cupboards, sink and drainer and a range of built in appliances including; electric hob with extractor above, double oven, fridge/freezer and dishwasher. A door leads to the Utility Room.

#### Utility

With space and plumbing for washing machine and tumble dryer and has storage cupboards with sink and mixer tap.

#### First floor

Landing with doors leading to;

#### Bedroom 1

Spacious double bedroom with door to en suite shower room and window to fore.

#### Ensuite Shower Room

Being fully tiled with shower, wash hand basin and WC.

#### Bedroom 2

Double bedroom with window to rear and door to Ensuite.

#### Ensuite

With suite comprising shower, wash hand basin and WC.

#### Bedroom 3

Double bedroom with window to rear.

#### Bedroom 4

Bedroom with window to fore.

#### Family Bathroom

With suite comprising of bath with shower above, wash hand basin and WC.

#### Rear Garden

Private rear garden with patio and lawn area and with gate to side.

**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) <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			

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			