

£975 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Water Mill Crescent, Sutton Coldfield, B76 2QN

£975 PCM

- Two bedroom terrace
- Living room
- Main bathroom
- Parking
- Council tax C
- Modern kitchen/diner
- Main bedroom with en-suite
- Rear garden
- EPC C
- Available end of September



Entrance Hallway

With door to WC and door to Lounge.

Lounge

With feature fireplace, storage cupboard, window to fore and door to Kitchen / Diner to rear.

Kitchen / Diner

Fitted kitchen with fridge / freezer, cooker with extractor, space for washing machine. Space for dining area. Doors leading to rear garden and stairs to first floor.

First Floor

Landing with doors leading to

Bedroom 1

Double bedroom with built in wardrobes, window to fore and door to ensuite shower room.

Ensuite

With shower, wash hand basin and WC.

Bedroom 2

Single bedroom with window to rear.

Bathroom

Comprising of bath with shower attachment, wash hand basin and WC.

Rear garden

Rear garden with patio area.

Parking

Two parking spaces outside the 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 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		
		87
	70	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		