

£1,500 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Rectory Road, Sutton Coldfield, B75 7PD

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- Three bedroom traditional semi
- Dining Room
- Newly fitted kitchen and bathroom
- Rear Garden
- EPC D
- Spacious Lounge
- L Shaped Kitchen
- Utility
- Council tax B
- Available now



Bedroom 1 8'8" x 13'5"

Double bedroom with built in wardrobes and window to fore.

Bedroom 3 10'3" x 8'3"

With airing cupboard and window to fore.

Bedroom 2 12'2" x 9'11"

Double bedroom window to rear.

Bathroom

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

First Floor

Landing with doors leading to;

Entrance hall

With stairs to first floor and door to Lounge and to Kitchen.

Lounge

Spacious lounge with window to fore and door leading to Dining Room to rear.

Dining Room,

With window to rear and door to Kitchen.

Kitchen

Spacious L Shaped Kitchen with a range of storage cupboards, sink and drainer, oven with hob over and extractor above. Space for appliances. Space for table and chairs to rear with door to rear garden.

Guest WC

With WC and wash hand basin.

Utility

With space and plumbing for appliances and door to front.

Garden

Good sized rear garden with patio area and lawned areas.

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.

