

£1,200 PCM

Jayman  
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Lettings & Property Management



Canon Lane, Rugeley, WS15 1PP

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- Spacious 2 storey 3 bedroom home
- Fitted breakfast kitchen
- Utility
- Garage
- Parking
- Available end of September
- Ground floor shower room
- Master bedroom with en-suite
- Unfurnished





### Entrance Hall

With laminate floor, under stairs storage cupboard and stairs to the first floor.

### Guest Shower Room

With suite comprising of walk in shower cubicle, wash hand basin and wc.

### Refitted breakfast kitchen 25'7" x 8'0"

Stylish modern fitted kitchen with a range of storage cupboards, sink and drainer, electric oven with gas hob and extractor above, integrated dishwasher and space for fridge / freezer (not included). Space for table and chairs with windows to the front and rear.

### Utility Room

With a range of storage cupboards, sink and drainer and space for appliances (not included). Door to rear garden.

### First floor landing

With stairs to second floor and doors leading to;

### Lounge 14'6" x 13'5"

Spacious first floor lounge with fitted media wall, built in feature electric fireplace and window to rear.

### Bedroom 2 11'8" x 7'8"

Good sized bedroom with window to fore.

### Second floor landing

With doors to;

### Master Bedroom 12'5" x 8'11"

Spacious double bedroom with built in wardrobes, window to rear and door to en suite shower room.

### En suite Shower Room

With suite comprising of walk in shower cubicle, wc and wash hand basin.

### Bedroom 3 10'11" x 9'6"

With built in wardrobe with sliding door, airing cupboard housing tank and with french doors opening to Juliet style balcony.

### Bathroom

With suite comprising of bath with mixer tap shower adjustment, wash hand basin and WC.

### Outside

Parking space to the front of the property and garage to the rear also has further space in front of it. The enclosed rear garden has paved area with gazebo and artificial lawn area, with door to garage to rear.

### Garage

Single garage with parking space in front of it.

**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		