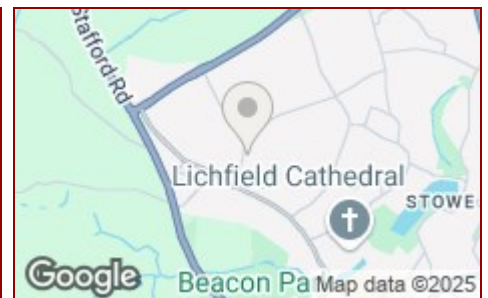


**£795 PCM**

**Jayman**  
www.jayman.co.uk

Lettings & Property Management



**Swallows Reach, Off Wheel Lane, Lichfield WS13 7HS**

**£795 PCM**

- 1 bedroom
- Open plan living area
- Gas central heating
- EPC Rating B
- Parking space
- Bathroom
- COUNCIL BAND B
- Available May





## Ground floor entrance.

### Hallway

Leading to Bedroom, Bathroom and Open Plan Living Area with Kitchen.

### Bedroom

Good sized double bedroom.

### Bathroom

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

## Living Room

Open plan living area with space for lounge and dining suite, being open to the kitchen area and breakfast bar.

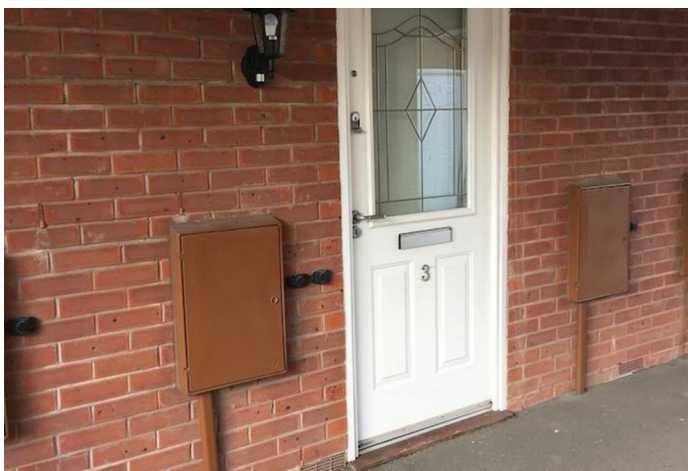
## Kitchen Area

With range of storage units, sink and drainer, cooker, fitted washer/dryer and fridge included.

## Outside

Allocated parking space.

**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		
	81	82

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		