

**£950 PCM**

**Jayman**  
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Lettings & Property Management



**Angorfa Close, Lichfield, WS13 8AG**

**£950 PCM**

- Two double bedrooms
- Walking distance into Lichfield town centre
- Kitchen
- Council tax B
- Garage
- Ground floor flat
- Living/dining room
- Bathroom
- EPC D
- Available May 2025



## Porch

## Entrance Hallway

**Living/Dining room 26'3" x 8'7" (min) x 13'1" (max)**

## Kitchen 10'4" x 7'5"

Has a fridge freezer which would be gifted to the tenants, electric hob, extractor fan, room for a washing machine and kitchen units.

## Bedroom One 13'0" x 12'2"

Double bedroom with a standing wardrobe which can be gifted to the tenants or removed.

## Bedroom Two 10'5" x 8'8"

Double bedroom.

## Bathroom 7'0" x 6'4"

With a bath and shower overhead, wc, hand basin and mirror.

## Outside space

The property includes a garage and communal parking.

**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) <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		
		71
	53	

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		