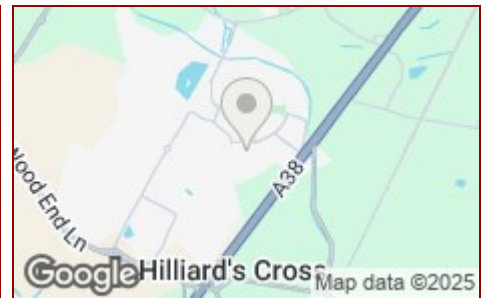


**£950 PCM**

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

Lettings & Property Management



**Rogerson Road, Lichfield, Staffordshire WS13 8PE**

**£950 PCM**

- Two Double Bedrooms
- Downstairs Cloakroom
- Convenient Location of Fradley
- Kitchen
- EPC Rating C
- Master with ensuite
- Garage and Driveway Parking
- Living room
- Council Tax B
- Available June 2025



Jayman Lettings and Property Management offer this superbly located two bedroom home for let in Fradley.

The accommodation comprises of:

## Entrance Hall

Leading to:

## Downstairs Cloakroom

## Lounge 10'0" x 14'10"

With feature fireplace, under stairs storage cupboard and window to front.

## Dining Kitchen 13'6" x 8'8"

Good array of storage cupboards, integral fridge freezer, washing machine and cooker. Window to the rear and patio doors from the dining area to the rear garden.

Stairs leading to the first floor:

## Bedroom One 10'8" x 8'3"

Double Bedroom with fitted wardrobes and window to front. Leading to:

## Ensuite

White suite with shower cubicle.

## Second Bedroom 10'7" x 7'1"

Double Bedroom with fitted wardrobes and window to rear.

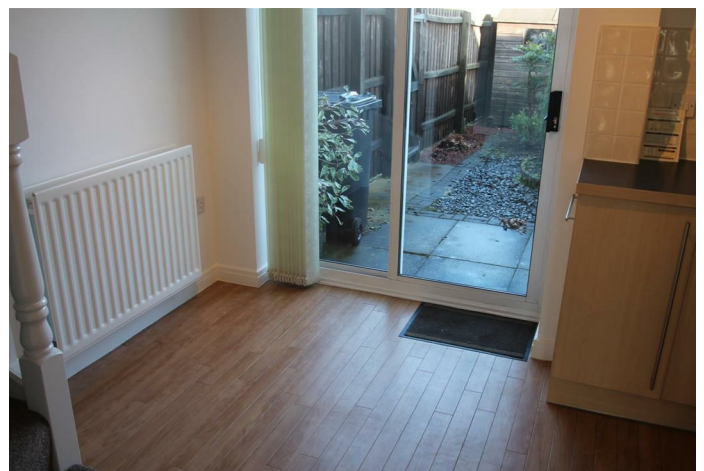
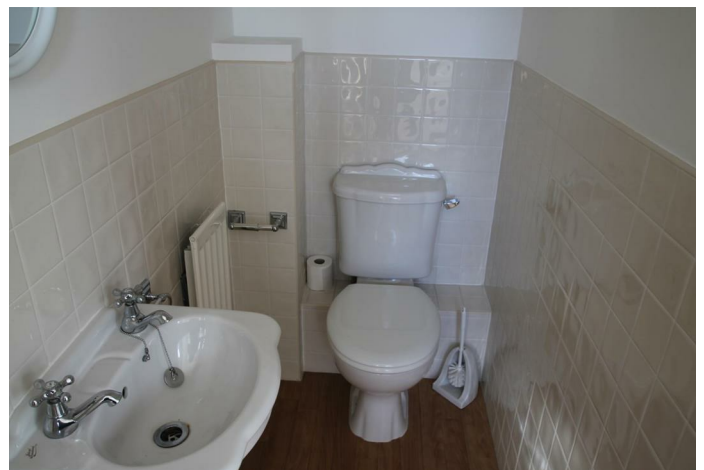
## Bathroom

Well presented with white suite including bath with shower over.

## Exterior

Landscaped low maintenance garden with storage shed and gate leading to Garage and 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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		