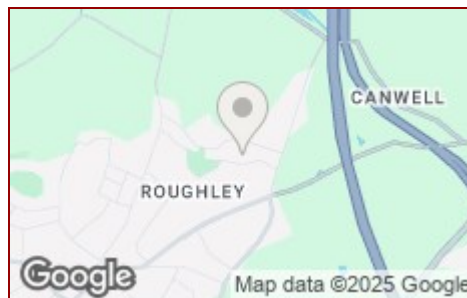
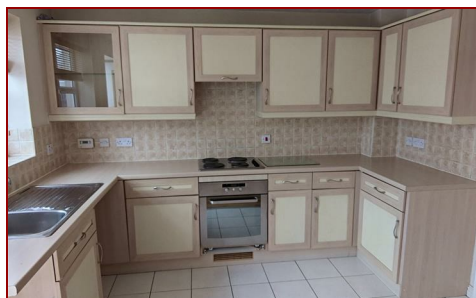


£1,100 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Scarecrow Lane, Sutton Coldfield, West Midlands B75 5TU

£1,100 PCM

- Semi Detached
- Kitchen
- Rear garden
- Harvest Fields location
- EPC D
- Two bedrooms
- Lounge
- Garage
- Council Tax C
- Available start of August 2025



Entrance Hall

With door leading to Guest WC and to Lounge.

Guest WC

With WC and wash hand basin.

Lounge

With feature fireplace and window to fore. Door leading to Dining/Kitchen to rear.

Kitchen / Diner

With dining area, door leading to Conservatory and being open into the Kitchen area.

Kitchen area has cooker, a range of storage cupboards, sink and drainer, space for other appliances.

Conservatory

With wall mounted heater and doors to rear garden.

Landing

With doors leading to two bedrooms and bathroom.

Bedroom 1

Double bedroom with window to fore and built in wardrobes.

Bedroom 2

Double bedroom with window to rear.

Bathroom

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

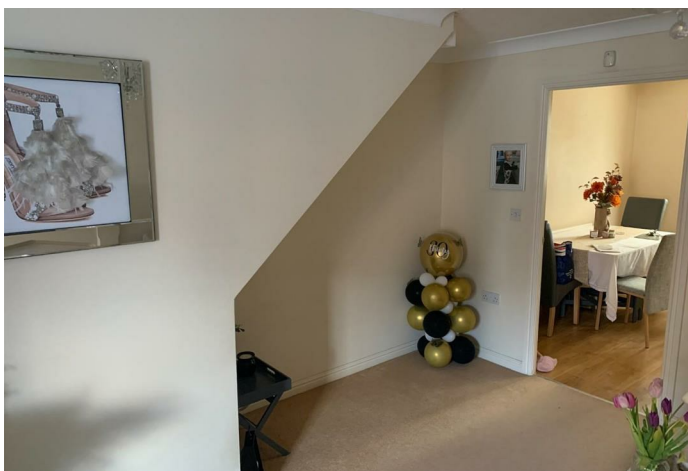
Rear Garden

With small patio area with lawn area.

Garage

Single garage to the side.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	84