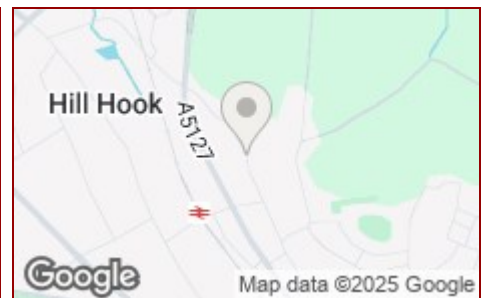


£1,050 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Hill Village Road, Sutton Coldfield, B75 5JD

£1,050 PCM

- Two bedroom ground floor apartment
- Modern fitted kitchen
- Spacious reception hallway
- EPC D
- Available now
- Modern fitted bathroom
- Spacious L shaped living room
- Parking directly in front
- Council Tax Band B



Approach

Within a 5 min walk from Mere Green and less than 10 mins from Butlers Lane train station, there is parking directly in front and to the rear. This ground floor apartment offers the following accommodation (all measurements being approximate)

Reception hall

Spacious reception hallway with doors leading to

Living Room 21'3" x 12'9" (max) 7'6" (min)

L Shaped lounge / diner with windows to fore.

Kitchen 7'2" x 6'10"

Modern fitted kitchen with electric cooker, hob and extractor over, wash hand basin, space for appliances and a range of storage cupboards, with window to side.

Bathroom

With newly fitted suite comprising of bath, wash hand basin, wc and separate shower cubicle.

Bedroom 1 9'10" x 13'11"

Double bedroom with window to rear and cupboard housing megaflo water tank.

Bedroom 2 9'10" x 10'11"

Double bedroom with window to rear.

Are you a landlord with property to rent?

Let us take the hassle out of finding the right tenants.

Our professional lettings service is designed to match your property with top-quality, reliable renters quickly and efficiently. We pride ourselves on delivering outstanding customer service, keeping you informed at every step and tailoring our approach to suit your needs.

From thorough tenant screening to expert marketing and smooth move-ins, we're here to protect your investment and give you peace of mind. Trust us to treat your property like it's our own.

Please contact us on 01543 417 559 or email lettings@jayman.co.uk and we will be happy to help you with a free rental valuation and advice on achieving the best rent for your property.

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		
	59	75

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		