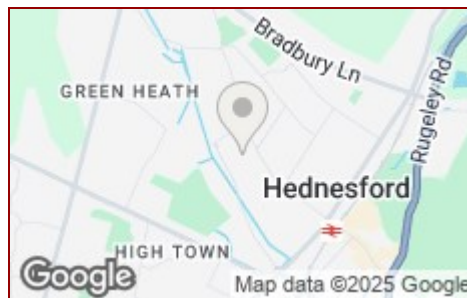
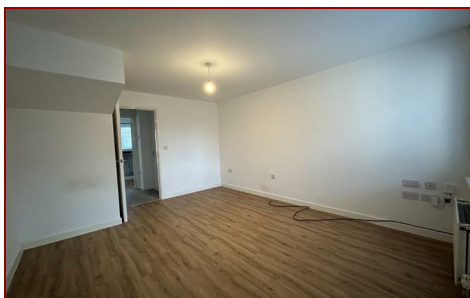


**£1,300 PCM**

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

Lettings & Property Management



**Miners Way, Hednesford, WS12 4WG**

**£1,300 PCM**

- Three bedrooms
- Living Room
- Family Bathroom
- Rear Garden
- EPC B
- Two bathrooms
- Kitchen / Diner
- Master ensuite and bedroom on top floor
- Council tax C



## Entrance Hall

Leading in Living Room

## Living Room

With door to Kitchen / Diner to rear and large window to fore.

## Kitchen / Diner

Good sized kitchen diner, kitchen has a range of appliances. Door to rear garden, space for table and chairs.

## First floor

Landing with doors leading to

## Bedroom 2

Double bedroom

## Bedroom 3

Single bedroom

## Family bathroom

With suite comprising bath, wash hand basin and WC.

## Second floor

Master bedroom with door to ensuite shower room.

## Ensuite

With shower, wash hand basin and WC.

## To rear

Pleasant rear garden with patio area.

## To Fore

Parking.

## Notes

Appliances left in the property will not be maintained by the landlord.

## Are you a landlord with property to rent?

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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.

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**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>96</b>
(81-91) <b>B</b>		<b>84</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		

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		