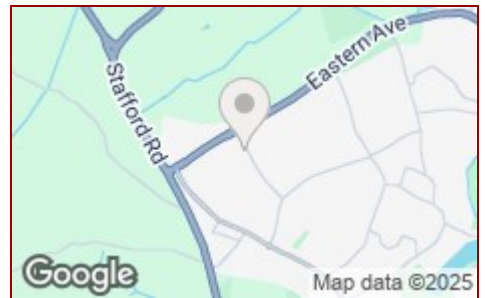


£1,500 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Grange Lane, Staffs, WS13 7EE

£1,500 PCM

- Three bedrooms
- Study/playroom
- Utility room
- Parking for three cars
- Pets considered
- Open plan second sitting room/diner
- Modern Kitchen
- Landscaped Garden
- Walking distance to all local amenities and schools
- EPC C



Porch

Entrance space for shoes and coats.

Lounge 15'8" x 12'1"

Good sized living room.

Open plan second sitting room/diner 24'7" x 8'10"

Large open plan second sitting room/diner with doors leading into the garden.

Kitchen 11'9" x 10'9"

Modern kitchen with a range of storage cupboards, cooker, hob, extractor, fridge/freezer and dishwasher. Window to rear looking into the garden.

Utility 21'11" x 5'2"

W/C

With hand basin and WC.

Study/Playroom 16'4" x 7'2"

Stairs leading to;

Master Bedroom 9'10" x 8'6"

Double bedroom with fitted wardrobes.

Second Bedroom 12'1" x 9'2"

Double bedroom with fitted wardrobe.

Third Bedroom 9'2" x 7'10"

Single bedroom.

Family Bathroom

Suite comprising of w/c, hand basin, shower over bath.

Outside

Driveway to fit several cars and a rear garden with patio and lawn.

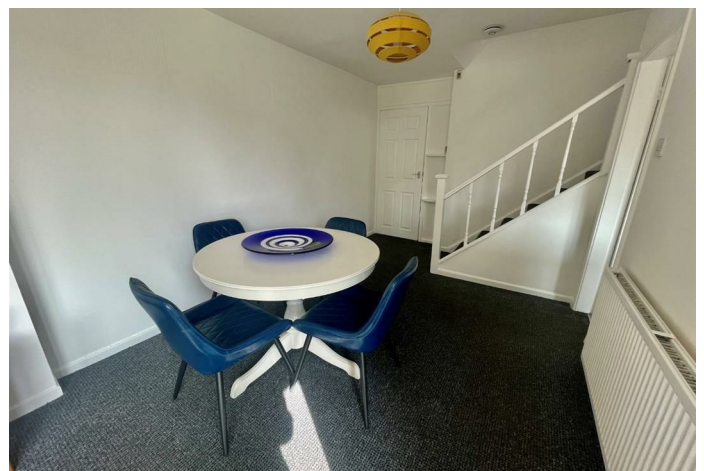
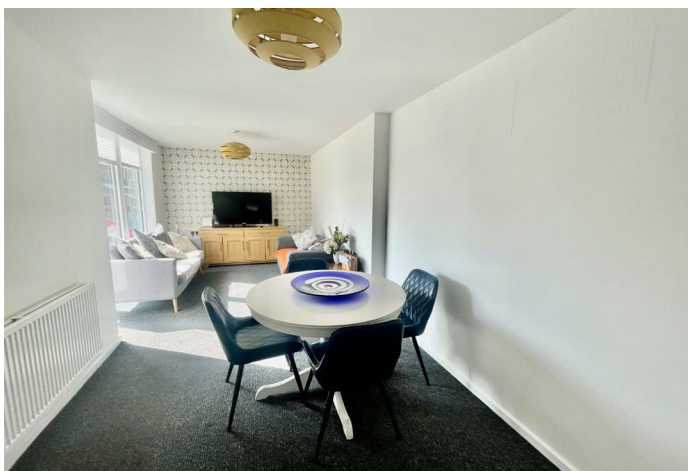
Lichfield

Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

Are you a landlord with property to rent?

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		
	73	82

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		