

£1,250 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Sandfield Meadow, Staffordshire, United Kingdom WS13 6NH

£1,250 PCM

- Popular Lichfield location in the Darwin estate
- Spacious living room/diner
- Main bedroom has en-suite
- EPC C
- Rear garden and Garage
- Three bedrooms
- Kitchen
- Downstairs WC
- Council Tax C
- Available December



Entrance Hallway

With stairs to first floor and doors to Kitchen, Guest WC and Lounge/ Diner.

Kitchen

Breakfast kitchen with space for table and chairs, storage cupboard, cooker, fridge, freezer, space for other appliances.

Downstairs WC

Guest WC with wash hand basin.

Lounge/Diner

Spacious lounge / diner with windows and doors to rear garden.

Bedroom One

Double bedroom with window to fore and ensuite shower.

En-suite

With shower cubicle, wash hand basin and WC.

Bedroom Two

Double bedroom with window to rear.

Bedroom Three

Small single bedroom with window to rear.

Main Bathroom

With suite comprising of bath, wc and wash hand basin.

Outside

With a private rear garden and a garage to the back of the property.

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.

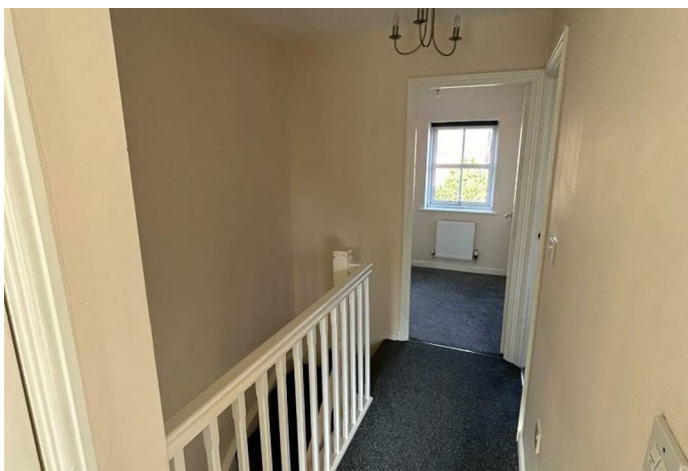
The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and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

Are you a landlord with property to rent?

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

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		

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		