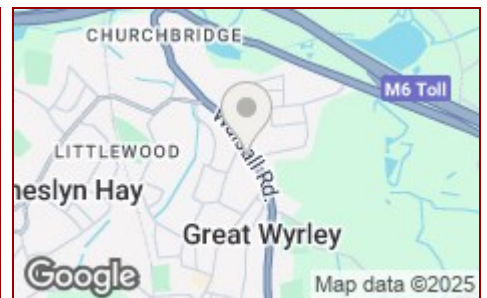


£1,400 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Walsall Road, Great Wyrley, WS6 6NH

£1,400 PCM

- New development in Great Wyrley
- Open plan layout
- Main bathroom, WC and en-suite
- Two parking spaces
- EPC A
- Detached house
- Three double bedrooms
- Rear garden
- Council Tax TBC
- Available 1st of December



Entrance hallway

With the Guest WC and leading into the open plan layout of the living room, kitchen and diner.

Guest WC

With WC and hand basin.

Living room 17'3" x 10'4" short 21'9" long

Spacious living room/diner/kitchen with French doors leading into the garden.

Kitchen 9'10" x 9'9"

Modern fitted kitchen.

First floor

Leading to the three bedrooms and bathroom.

Bedroom One 9'1" x 13'8"

Double bedroom with a door leading to the en-suite.

En-suite

With shower cubicle, hand basin and WC.

Bedroom Two 9'7" x 9'5"

Double bedroom.

Bedroom Three 10'4" x 7'9"

Double bedroom.

Bathroom

With hand basin, WC and bath with shower overhead.

Outside

Parking spaces for two cars and a rear garden with lawn and patio.

Are you a landlord with property to rent?

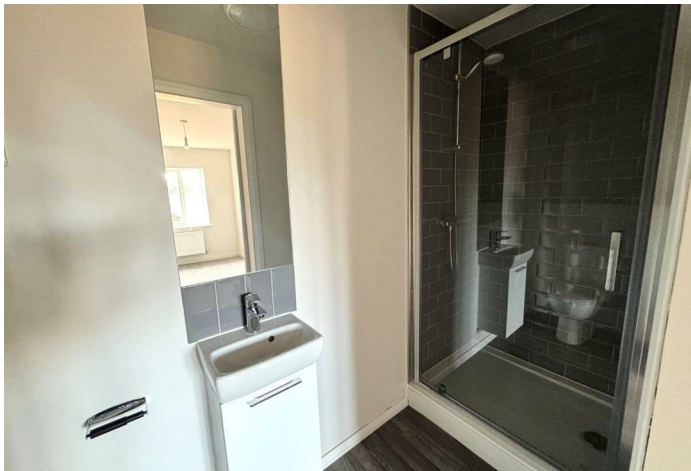
Let us take the hassle out of finding the right tenants.

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		
	94	94

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		