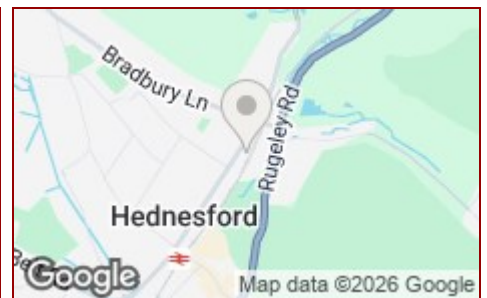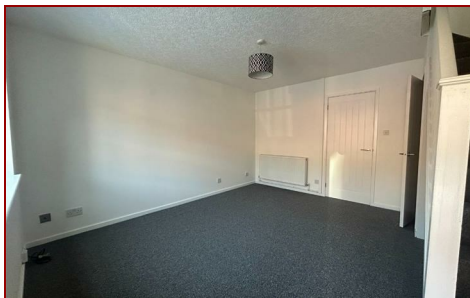£895 PCM

Jayman
www.jayman.co.uk

Sandpiper Close., Cannock, Staffordshire WS12 4RN

£895 PCM

- Well presented property
- Modern kitchen/diner
- Modern bathroom
- Parking space
- EPC C

- Two bedrooms
- Spacious living room
- Rear garden
- Council Tax B
- Available early February 2026

Living Room
Front door opens into the living room with stairs to first floor and door to rear leading to;

Breakfast Kitchen
Newly fitted breakfast kitchen with cooker, hob and extractor above and space for appliances. Area for dining table and chairs with sliding door to rear.

First Floor
Landing with doors leading to;

Bedroom 1
Double bedroom with window to fore and built in storage cupboard.

Bedroom 2
Single bedroom with window to rear.

Bathroom
Newly fitted bathroom with suite comprising of bath with shower above, wash hand basin and W|C.

Rear Garden
With patio area and lawn.

Parking
Parking on driveway in front of the property.

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		89
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	37	
(1-20) G		
Not environmentally friendly - higher CO2 emissions		