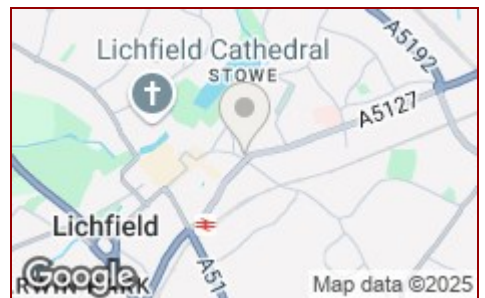


£1,500 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Greenhill, Lichfield, WS13 6DY

£1,500 PCM

- Perfect city centre location
- Three double bedrooms
- Modern kitchen with white goods.
- Two car parking spaces
- EPC D
- Amazing character with modern elements
- Main bathroom and en-suite
- Immaculately presented
- Council tax C
- Available July.



Entrance

Walking from the back of the property you enter the courtyard which leads to the back entrance into the kitchen.

Kitchen 13'1" x 11'5"

This modern kitchen includes in-built white goods - fridge, freezer, dishwasher and washer/dryer. It has a double rangemaster cooker and hob which keeps within the character of this property. There is a feature fireplace and lots of cupboard units for storage.

Living room 14'0" x 9'0"

Spacious living room with feature fireplace and a cupboard for storage. The front door is situated off the living room.

First floor

Stairs from the living room going up to the first floor.

Bedroom One 14'3" x 11'10"

Double bedroom with wardrobes, vanity unit with drawers and wooden beams adding amazing character to this property.

Ensuite 3'4" x 3'2"

With shower unit, hand basin and WC.

Bedroom Three 9'1" x 7'5"

Double bedroom including a feature fireplace, cupboard for storage and a built in wardrobe.

Main bathroom 15'7" x 3'8"

With bath and shower overhead, hand basin and WC.

Second floor

Stairs from the first floor up to the second bedroom.

Bedroom Two 11'5" x 10'11"

Double bedroom with new carpets.

Outside

To the back of the property you are greeted with a decent courtyard. The property also benefits from two car parking spaces.

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

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		87
(81-91) B		
(69-80) C		64
(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		