

£1,250 Per Month

Jayman
www.jayman.co.uk

Lettings & Property Management



Cremorne Road, Sutton Coldfield, West Midlands B75 5AL

£1,250 Per Month

- Three bedroom maisonette
- Fitted Kitchen
- Spacious living room
- EPC D
- 5 min walk to Four Oaks train station and Mere Green
- Great location
- Modern re-fitted Shower Room
- No designated parking, on street parking only.
- Council tax B
- Available September



Cremorne Walk

This superbly located duplex apartment is with a 5 min walk for Four Oaks train station and also to Mere Green amenities.

Hallway

Entrance hallway with doors to Kitchen and Living room, store cupboard and stairs to first floor.

Kitchen 11'8" x 7'10"

Fitted kitchen with a range of storage cupboards, sink and drainer, oven with hob above and extractor over.

Cupboard houses boiler.

Lounge / Diner 18'11" x 9'8"

Spacious living room with space for lounge and dining furniture with large window to fore.

First floor landing

With doors off to bedrooms and bathroom.

Bedroom 1 11'3" x 9'10"

With window to fore.

Bedroom 2 11'3" x 8'7"

With window to rear and free standing wardrobes.

Bedroom 3 9'8" x 7'3"

With window to fore.

Bathroom

With suite comprising of walk in double shower, wash hand basin and WC.

Outside

No designated parking, only on street parking. There is space for some outdoor chairs at the 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	72

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		