£1,700 PCM

Jayman
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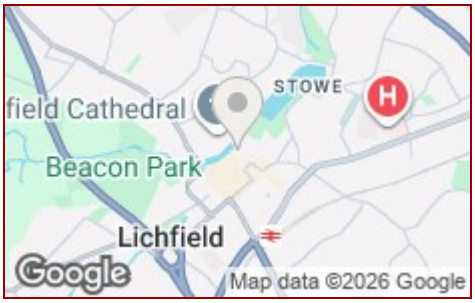
Lettings & Property Management



Dam Street, Lichfield, WS13 6AE

£1,700 PCM

- Grade II listed building
- Three double bedrooms
- Two reception rooms
- Rear garden with parking behind secured gate.
- Council tax band E
- In the heart of Lichfield City centre
- Open plan kitchen/dining room
- Main bathroom and guest WC
- EPC C
- Available now!

First reception room 16'0" x 9'7"
As you enter through the front door, you are greeted with the first reception room which can be used for an office, or extra living room space or dining room which then leads into the downstairs hallway.

Second reception room 13'1" x 9'1"
Good sized living area to the front of the property.

Guest WC 5'2" x 2'11"
With hand basin and WC.

Kitchen/Dining room 12'7" x 15'7"
Characterful yet modern kitchen/dining room with wooden beams. Integrated dishwasher, fridge/freezer and washing machine. Door leading out into the rear garden.

First floor
Leading from the left is the first bedroom, second bedroom, storage cupboards, main bathroom and third bedroom.

Bedroom One 13'4" x 9'6"
Double bedroom with the double bed secured to the floor and not able to be removed. Window to the front of the property.

Bedroom Two 16'1" x 9'1"
Good sized bedroom with window to front of property.

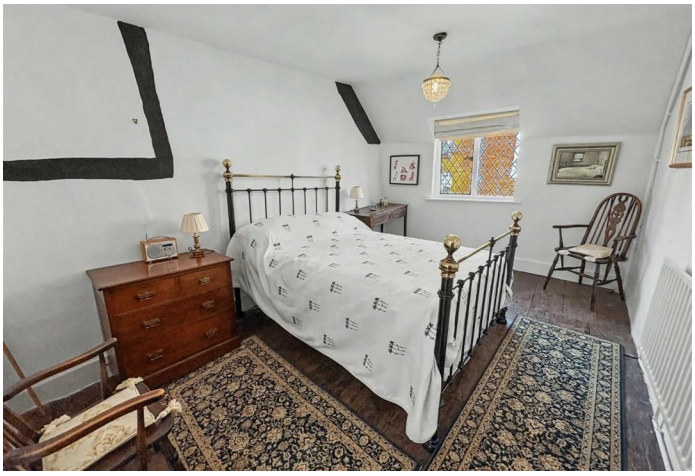
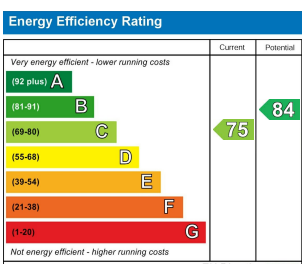
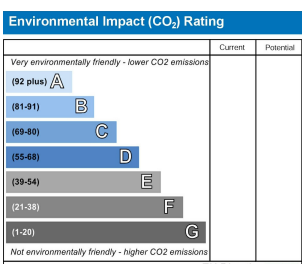
Bathroom 12'4" x 8'0"
Impressive bathroom with a freestanding bath, walk in shower, WC and hand basin.

Bedroom Three 12'9" x 7'1"
Double bedroom with window to rear of property.

Outside
Landscaped garden with parking for one car behind an electric gate.

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.

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.