

£1,050 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Agincourt Road, Lichfield, WS14 0GH

£1,050 PCM

- Coach house
- Open plan kitchen/living room/dining room
- Parking space in front of garage
- Garage
- EPC C
- Two bedrooms
- Modern bathroom
- Close to local amenities
- Council tax band B
- Available end of March



Stairs leading up to the first floor

Ground floor entrance with door to garage and stairs leading to;

Hallway

Full length hallway with doors leading to the first floor accommodation detailed below and also including two storage cupboards (one housing boiler) All carpets and brand new.

Kitchen area

Fitted kitchen with a range of storage cupboards, fitted cooker with gas hob over and extractor above, sink and drainer, washing machine and fridge with freezer compartment.

Living /dining area

Spacious living area being open plan to Kitchen and with windows to fore.

Bedroom One

Double bedroom with window to fore.

Bedroom Two

Single bedroom with window to fore.

Shower room

Modern fitted shower room comprising double shower cubicle, wash hand basin and WC.

Garage

With up and over door, doorway to ground floor hallway of the apartment and having electricity and water tap (useful storage cupboard to rear also)

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.

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.

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		
	70	73

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		