

£950 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Sandpiper Close, Cannock, Staffordshire WS12 4RN

£950 PCM

- Terrace house
- Living room
- Rear Garden
- EPC D
- Off road parking
- Two bedrooms
- Kitchen
- Bathroom
- Council Tax B
- Available now!



Jayman Lettings & Property Management are proud to present this two bedroom mid terraced house, situated in Sandpiper Close in Hednesford. The accommodation comprises of, lounge, kitchen, two bedrooms, fitted bathroom and off road parking.

EPC Rating D.

The property itself is situated within close proximity to all local schools, a wide variety of amenities, commuter services and transport links.

The property also benefits from being a short distance from the beautiful and ever popular Cannock Chase forest.

Hallway leading to:

Lounge 13'5" x 10'5"

Spacious lounge with door leading into the kitchen. There is a good size storage cupboard.

Kitchen 13'5" x 8'2"

With a range of storage cupboards and a washing machine. Doors leading into the garden.

Bedroom 1 13'5" x 10'5"

Double bedroom to the front of the property.

Bedroom 2 11'1" x 6'10"

Good size second bedroom.

Bathroom

Suite comprising of shower over bath, w/c, hand basin and heated towel rail.

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		
	67	70

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		