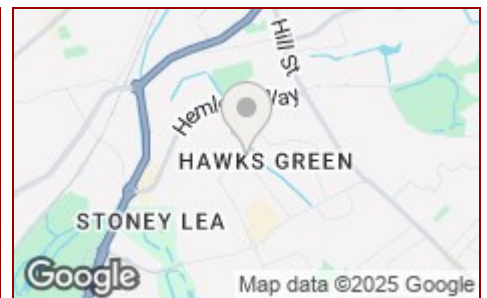


**£1,100 PCM**

**Jayman**  
www.jayman.co.uk

Lettings & Property Management



**Almond Close, Cannock, Staffordshire WS11 7WE**

**£1,100 PCM**

- Terraced property in Heath Hayes
- Modern fitted kitchen
- Spacious lounge on first floor
- Parking
- Council tax B
- Four bedrooms
- Guest WC and modern bathroom
- Rear Garden
- EPC C
- Available now!





## Entrance hallway

leading into the downstairs bedroom/reception room, guest WC and kitchen.

## Bedroom 4 / Reception room 15'7" x 7'3"

Can be used as either a bedroom or a reception room. There is a cupboard that houses the boiler.

## Guest WC 4'5" x 2'9"

With WC and hand basin.

## Kitchen 11'6" x 7'1"

Modern fitted kitchen with space for a washing machine, electric hob and space for a fridge/freezer. Sliding doors leading into the back garden.

## First floor

Leading into the third bedroom and the living room/bedroom.

## Bedroom 3 7'2" x 11'6"

Double bedroom.

## Living Room / Bedroom 12'3" x 11'6"

Spacious room that can be used either as a living room or a bedroom.

## Second floor

Leading into the two bedrooms and the main bathroom.

## Bedroom 2 7'3" x 11'6"

Double bedroom.

## Bathroom 8'6" x 4'9"

Modern bathroom comprising of bath with shower above, wash hand basin and WC.

## Main bedroom 11'7" x 10'1"

Double bedroom.

## Outside

Parking for two cars to the front of the property and a rear garden.

## 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.

**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](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		