

**£1,500 PCM**

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

Lettings & Property Management



**Rokeby Close, West Midlands, B76 1FS**

**£1,500 PCM**

- Ideally Located
- 3 Bedrooms
- Off-road Parking
- Front & Rear Garden
- Council Tax Band D
- Link Detached
- Fitted Kitchen
- Garage
- EPC C
- Available December





## Entrance hallway

Leading into the living room, guest WC and stairs to the first floor.

## Living room

Good sized living room with double doors leading out into the dining room.

## Dining room/Second reception

Good sized dining room with doors leading out into the conservatory and the kitchen.

## Kitchen

Fitted kitchen with gas hob, oven and space for appliances.

## Conservatory

which leads out into the rear garden.

## Guest WC

With hand basin and WC.

## First floor

Leading into three bedrooms and the bathroom.

## Bedroom One

Double bedroom with fitted mirror sliding wardrobes.

## Bedroom Two

Double bedroom

## Bedroom Three

Single bedroom

## Bathroom

With WC, hand basin and bath with shower overhead.

## Outside

With garage, parking for two cars and a rear garden with patio and lawn.

## 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 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 |         |           |
|                                             | 70      | 74        |

| 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 |         |           |