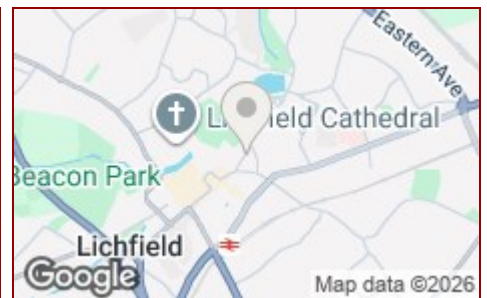


£1,150 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Lombard Street, Staffordshire, WS13 6DR

£1,150 PCM

- Three Bedrooms
- Lounge
- In Lichfield town centre
- Garage
- Council Tax C
- Kitchen/diner
- Family bathroom with seperate WC
- Close to all local amenities
- EPC C
- Available in November!



Hallway

Leading into the kitchen/diner and living room.

Kitchen/ Diner 13'8" x 10'6"

With kitchen units, under unit space for a washing machine and space for a free standing fridge/freezer. Space for a dining room table.

Living room 16'10" x 10'5"

Good sized living room.

Stairs leading to the first floor

Bedroom One 13'11" x 8'4"

Double bedroom with a storage cupboard space for clothing and belongings.

Bedroom Two 8'4" x 7'9"

Large single bedroom.

Bedroom Three 8'3" x 7'9"

Large single bedroom.

Family bathroom

With hand basin and bath with shower overhead.

WC

With a hand basin and WC.

Garage 22'9" x 12'6"

Good sized garage for storage.

Outside space

Rear patio garden with a gate leading into the unallocated parking where two parking permits are included with the property.

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?

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		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		