

£1,550 PCM

Jayman  
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Lettings & Property Management



Lillington Close, Sutton Coldfield, B75 7EY

£1,550 PCM

- Three Bedrooms
- Lounge and second sitting room
- Garden
- Pets accepted
- Council Tax D
- Detached
- Dining room and conservatory
- Garage
- EPC D
- Close to all local amenities and schools



**Hallway leading to:**

Having coving to ceiling and stairs leading to first floor accommodation.

**WC**

having w.c., wash hand basin, partially tiled and coving to ceiling, double glazed frosted window.

**Lounge 49'2" x 36'1" x 36'1" max / 32'9" x 13'1" min**

Having double glazed window to front, radiator, coving to ceiling, double doors leading to:

**Second Sitting Room 49'2" x 22'11" x 36'1":**

Having double glazed window to front and two double glazed side windows, feature fireplace, radiator, coving to ceiling, archway to

**Dining Room 36'1" x 29'6" x 29'6"**

Having double glazed patio doors to rear, radiator, coving to ceiling.

**Kitchen/Breakfast room 49'2" x 22'11" x 32'9" x 22'11"**

Having a range of fitted wall and base units with worktops above, free standing oven with extractor fan above, stainless steel sink unit with mixer tap, double glazed window to rear, pantry, radiator, coving to ceiling, door to side, sliding double glazed doors lead to conservatory.

**Covered side lean to:**

With door to rear.

**Conservatory 42'7" x 16'4" x 22'11" x 32'9"**

Being double glazed with doors leading to patio area.

**Stairs leading to:**

**Master Bedroom 42'7" x 26'2" x 13'1"**

Having double glazed window to front, fitted wardrobes, radiator and coving to ceiling.

**Second Bedroom 32'9" x 22'11" x 26'2" x 19'8"**

Having double glazed window to rear, built in cupboards, radiator and coving to ceiling

**Third Bedroom 29'6" x 36'1" max / 19'8" x 19'8" min x 19'8" x 19'8"**

having double glazed window to rear, radiator, coving to ceiling,

**Bathroom**

Having a walk in shower, w.c. and hand basin, double glazed window to rear and chrome towel rail

**Detached garage 55'9" x 36'1" x 26'2" x 13'1"**

**Garden**

**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) <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			