

**£495 PCM**

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

Lettings & Property Management



**Belwell Lane, Sutton Coldfield, West Midlands B74 4TR**

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- Available June
- Small pet considered
- 5 mins from train station
- Deposit £570
- Great location
- No Smokers



Access via front door on the ground floor this refurbished "as new" apartment is on the first floor and has been totally refurbished throughout offering ideal accommodation for a single or couple.

### Double bedroom 11'7" x 10'8"

Spacious double bedroom with delightful bay window to the fore. Ample space for bedroom suite and furniture with door leading to Ensuite.

### Ensuite 8'1" x 4'3"

Superb ensuite shower room having been entirely refitted and comprising of shower cubicle wash hand basin and WC with heated towel rail.

### Open plan Living Area 11'6" x 8'5"

Well laid out open plan living area with kitchen area being set at the back and with the lounge / diner area to the fore with pleasant bay window to the fore.

Kitchen area: 2.417m x 1.103m

### Location

The property is situated in Belwell court on Belwell Lane, Four Oaks. Being within a five minute walk from Mere Green and Four Oaks train station and the Mulberry Walk commercial development, this apartment is well situated for would be tenants seeking to commute via train or for those seeking local amenities on your doorstep.

The property is available early June and is offered unfurnished on 12 month tenancy agreements.

**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		