



WOOD END LANE, CURBOROUGH, WS13
£1,050 per month*

Carter Jonas

WOOD END LANE, CURBOROUGH, WS13

Wood End Lane, Curborough, Lichfield, WS13

Approximate Area = 1352 sq ft / 125.6 sq m

For identification only - Not to scale

A 2 bedroom detached period cottage with period features.

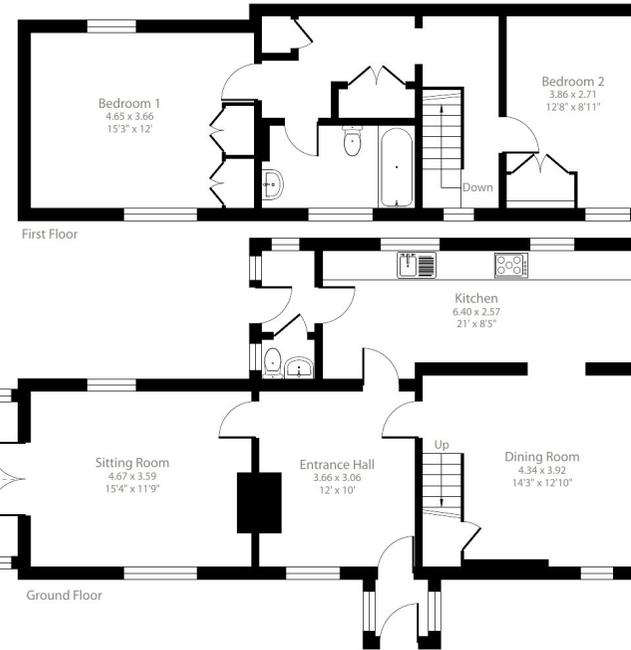
Accommodation comprises - Ground Floor : Entrance porch, entrance hall/snug, sitting room, conservatory, dining room, kitchen/breakfast room and cloakroom. First Floor : Landing, 2 bedrooms and a family bathroom.

Externally there is a driveway with off-road parking for 2 cars. To the rear there is a good sized garden. There is a cattery located in the garden however this is to be excluded from the tenancy.

No access to Loft. No white goods. Mains electricity and water. LPG Heating. Septic Tank. Flood Risk – Low.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from mid February 2025 for an initial 12 month term.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1227544

- Council Tax = E
- Deposit Required = £1,211.00
- Minimum term 12 months
- 2 Bedrooms
- 1 Bathroom
- Sitting Room
- Dining Room
- Cloakroom
- Kitchen/Breakfast Room
- Conservatory
- Garden
- Patio
- Off-street parking
- LPG Heating
- Septic Tank
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Oxford Lettings 01865 511444

oxfordresilettings@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



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Classification L2 - Business Data

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