



**SCHOOL LANE, HINTS, B78**  
£2,000 per month\*

**Carter Jonas**

# SCHOOL LANE, HINTS, B78

A detached four bedroom property situated within the Village of Hints.

Accommodation comprising: Entrance

Hall, Sitting Room, Dining Room, Kitchen/Breakfast, Utility, Conservatory, Four Bedrooms, Ensuite Shower Room separate family bathroom and cloakroom. Bedrooms (master with en suite) and family bathroom.

Externally the property occupies a plot of approximately 0.46 acres to include gardens and a double garage. The property itself is accessed via a shared driveway from School Lane.

Available early November for a 12 month tenancy unfurnished.

Mains gas, electricity, water and drainage are connected to the property. Gas central heating.

Pets considered

- Council Tax = G
- Deposit Required = £2,307.00
- 4 Bedrooms
- 2 Receptions
- 2 Bathrooms
- Kitchen/Breakfast
- Room
- Utility
- Conservatory
- 0.46 acres
- Shared Driveway
- Double Garage
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## School Lane, Hints, Tamworth, B78

Approximate Area = 1777 sq ft / 165 sq m  
Garage = 347 sq ft / 32.2 sq m  
Total = 2124 sq ft / 197.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Carter Jonas. REF: 1190775



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

### IMPORTANT INFORMATION

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