

3 Waveney Croft, Birmingham, West Midlands, B36 0TD

3 Bed House - Terraced

**£800 PCM**

🏠 Receptions 1

🛏 Bedrooms 3

🚿 Bathrooms 1



• \*\*WE DO NOT CHARGE APPLICATION FEES TO TENANTS\*\*

• GREAT SIZE THREE BEDROOM TOWNHOUSE AVAILABLE FOR LONG TERM LET

• LARGE KITCHEN/DINING AREA WITH DOOR LEADING OUT TO REAR GARDEN

• DOWNSTAIRS W.C.

• LARGE LIVING ROOM TO FIRST FLOOR

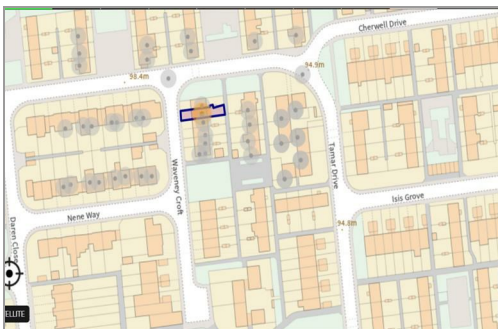
• DRIVEWAY AND GARAGE

• BATHROOM WITH ELECTRIC SHOWER OVER BATH

• GAS CENTRAL HEATING

• CLOSE TO LOCAL AMENITIES

• AVAILABLE FOR LONG TERM LET



## 3 Waveney Croft, Birmingham, West Midlands, B36 0TD

**\*\*WE DO NOT CHARGE APPLICATION FEES TO TENANTS\*\***

Great Size Three Bedroom Townhouse Available for Long Term Let

Large kitchen/dining room with door leading out to rear garden  
Downstairs W.C

Large living room to first floor

Three Bedrooms

Bathroom with electric shower over bath

Gas Central Heating

Garage

Off road parking for up to one car

**\*\*Close to local shops, amenities and bus routes\*\***

### Approach



This three bedroom property has a driveway to the front for one car and large garage. To the right there is a small faux grass area where bins can be stored.

### Entrance Porch



With light point and electric sockets

### Entrance Hallway



With ceiling light point, radiator and doors leading to:

### Kitchen



With ceiling light point, plenty of cupboard space. Room for appliances, cooker, washing machine and fridge freezer. Door leading out to rear garden

**Downstairs W.C.**



With ceiling light point

**First Floor Landing**



Ceiling light point, double Glazed Window overlooking the front and door leading to:

**Living Room**



Located on the First Floor. Good size spacious living area. Double glazed window over looking the rear with ceiling light fittings and gas central heated radiator

**Storage First Floor**



Fantastic size storage cupboard with light point and gas central heated radiator

**Bedroom 3**



Good size single room with double glazed window overlooking the fore, gas central heated radiator and ceiling light point

**Bathroom**



Family bathroom with low level white WC, matching sink and bath with electric shower over. Double glazed frosted window overlooking the rear, gas central heated radiator, extractor fan and enclosed light fitting.

**Second Floor Landing**



With doors leading to:

**Bedroom 1**



Good size double room. With ceiling light point, double glazed window overlooking the rear and gas central heated radiator.

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### Bedroom 2



Great size double room, with ceiling light point, gas central heated radiator and double glazed window overlooking the fore

### Garage



Good Size garage, with light point and gas meter location,

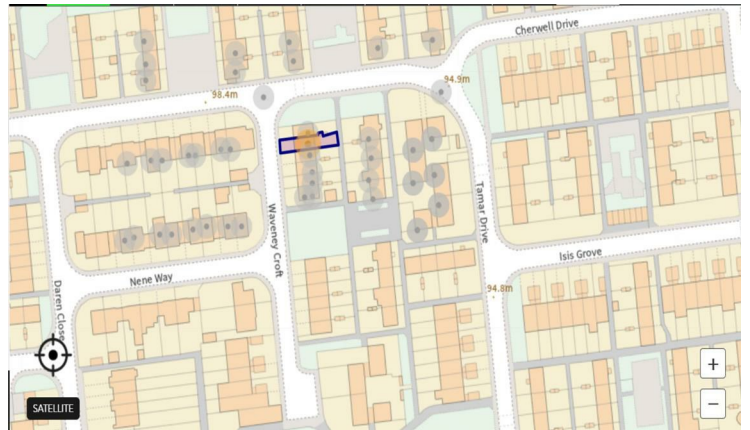
### Overview

### Rear Garden



Good Size rear garden with brick built storage and gated access to rear alley.

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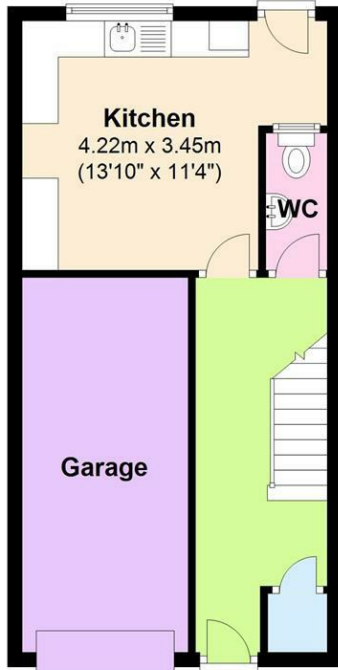
The property is located in Smithswood and is in close proximity to local primary and secondary schools. Close to local public transport links and motorway networks.

Water Orton train station is less than a mile away providing links to the East Midlands and the City Centre. Lea Hall train station is just over 2 miles away providing links to London Euston, Birmingham Grand Central and Birmingham International.

# Waveney Croft

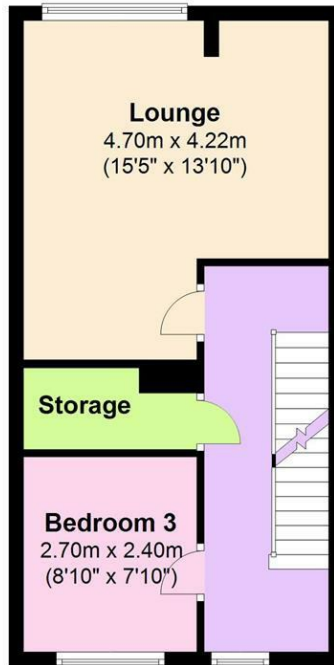
## Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



## Second Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 108.1 sq. metres (1163.4 sq. feet)



**PROPERTY MISDESCRIPTIONS ACT:** Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	87	71	86
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	