

HADLEIGH

PROPERTY . PERSONALLY



2 CARLESS AVENUE, BIRMINGHAM, WEST MIDLANDS, B17 9EQ



• **£1,400 PCM** • **AVAILABLE: 3rd May 2021** • **Bedrooms: 2**

****Pets Welcome****

Hadleigh Estate Agents are thrilled to be able to present this deceptively spacious end of terrace property on the popular Moor Pool estate. Carless Avenue is the Centre of the Moor Pool community, perfectly located on the circle adjacent to the tennis courts and snooker hall. The property briefly comprises of: reception hallway, front living room with feature fireplace, fitted dining kitchen, utility, office/study. At first floor level there are two bedrooms and a newly appointed bathroom and finally the garden benefits from a large driveway and rear garden fitted with garden bar.

Call now to book your viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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