



382a Brays Road, Birmingham, Warwickshire, B26 2RS

1 Bed Flat

**£500 PCM**

📍 Receptions 1

🛏 Bedrooms 1

🚿 Bathrooms 1



- NEWLY FITTED BATHROOM
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- ALLOCATED PARKING

- DOUBLE BEDROOM
- LARGE LOUNGE WITH STORAGE
- CLOSE TO LOCAL BUS ROUTES
- CLOSE TO LOCAL SHOPS



## 382a Brays Road, Birmingham, Warwickshire, B26 2RS

\*\*\*A NEWLY REFURBISHED 1 BEDROOM FLAT. (£725 WITH BILLS) This NEWLY REBURBISHED Flat offers a Double bedroom, Large living room, with mirrored wall to wall storage, Newly fitted kitchen with built under oven, hob and extractor, Newly fitted white bathroom suite with shower over the bath, Allocated parking, FULLY double glazed, GAS central heating, Available mid April.

### Approach



Allocated parking space.

### Kitchen



A newly fitted kitchen including dining table and chairs

### Bedroom



A large double bedroom with mirrored wall to wall slider robes.

### Bathroom



Newly fitted bathroom with white matching suite and shower over the bath.

### Living Room



# Brays Road

## First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 43.1 sq. metres (463.9 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
56	70		
<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>	