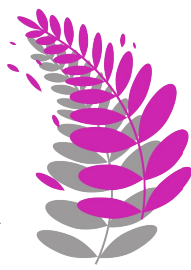


# FERNDOWN ESTATES



58 Hamar Way, Birmingham, , B37 7RZ

2 Bed House - Semi-Detached

**£725 PCM**

🏠 Receptions 1

🛏 Bedrooms 2

🚿 Bathrooms 1



• \*\*\*WE DO NOT CHARGE TENANTS FEE'S\*\*\*

- MARSTON GREEN
- MODERN BUILD
- TWO BEDROOMS
- GARDEN

- PARKING
- CLOSE TO LOCAL SHOPS
- CLOSE TO LOCAL BUS AND RAIL LINKS
- GAS CENTRAL HEATING
- FULLY DOUBLE GLAZED



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

## 58 Hamar Way, Birmingham, , B37 7RZ

\*\*\*WE DO NOT CHARGE TENANTS FEE'S\*\*\*A modern TWO BEDROOM SEMI DETACHED property, gardens to the front and side, storage shed, fitted kitchen, with oven, hob and extractor, lounge with laminate flooring and BAY FRONTED WINDOW, Bathroom with matching white suite and shower over the bath. One double bedroom with built in cupboard and one single bedroom, FULLY DOUBLE GLAZED, GAS CENTRAL HEATING, Close to local shops, Bus and Rail links.

### Approach



Set behind a small fence and garden with access to parking bay.

### Garden



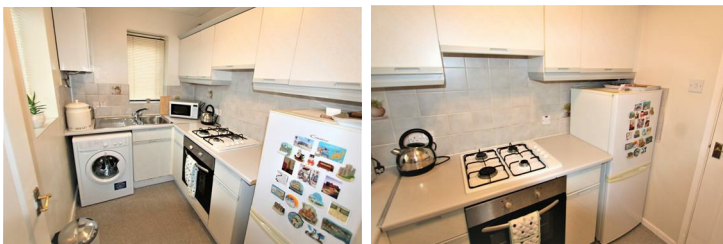
Wrap round garden with mature shrubs and grassed area.

### Entrance Hall



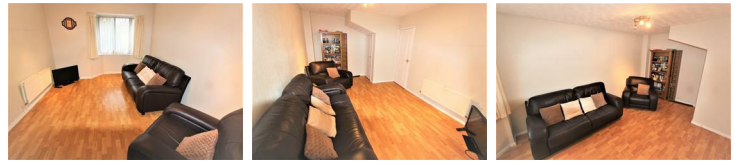
Leading to Kitchen, Lounge and stairs to first floor.

### Kitchen



Fitted kitchen with matching wall and base units including oven, hob and extractor, dual aspect windows over looking the front and side of the property.

### Lounge



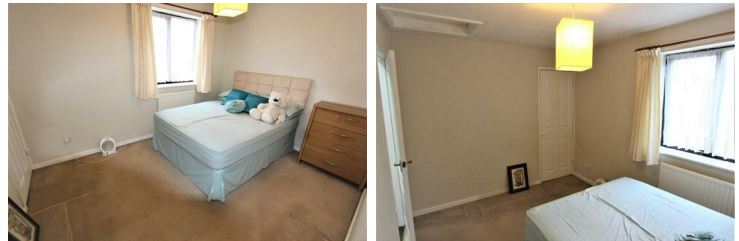
Good size lounge with laminate flooring, bay fronted window and under stairs cupboard.

### Bathroom



With white matching suite and shower over the bath.

### Bedroom 1



Double bedroom with built in cupboard over looking the front of the property.

### Bedroom 2



Single room over looking the side of the property.

### PARKING

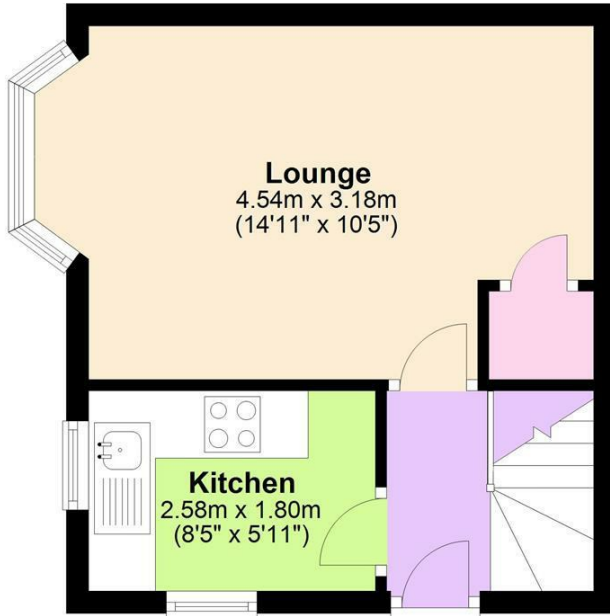


Parking bay to the side of the property.

# Hamar Way

## Ground Floor

Approx. 23.7 sq. metres (255.4 sq. feet)

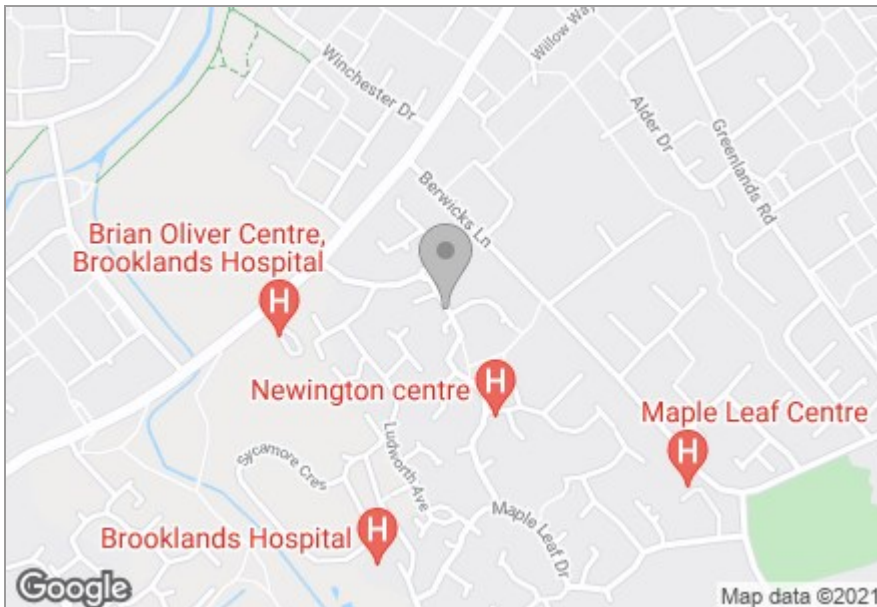


## First Floor

Approx. 23.1 sq. metres (249.1 sq. feet)



Total area: approx. 46.9 sq. metres (504.4 sq. feet)



PROPERTY MISEDDESCRIPTIONS 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 |
| <p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> |           |  |           |
| <p>England &amp; Wales EU Directive 2002/91/EC</p>   |           |  |           |