

315 Cooks Lane, Birmingham, West Midlands, B37 6PB

3 Bed House - Detached

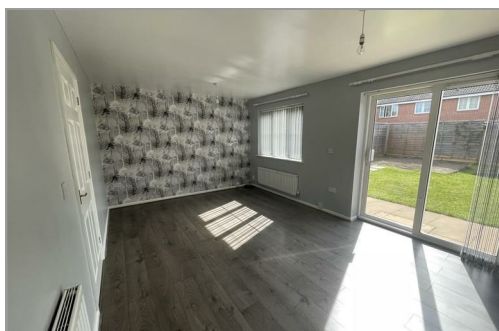
£875 PCM

💡 Receptions 1 🛏 Bedrooms 3 💧 Bathrooms 2



- **WE DO NOT CHARGE APPLICATION FEES TO TENANTS**
- **MODERN DETACHED THREE BEDROOM PROPERTY AVAILABLE FOR LONG TERM LET**
- LOUNGE WITH PATIO DOORS LEADING OUT TO REAR GARDEN
- KITCHEN WITH SEPARATE UTILITY ROOM
- DOWNSTAIRS W.C

- BEDROOM 1 WITH ENSUITE
- GARAGE
- GAS CENTRAL HEATING
- OFF ROAD PARKING FOR UP TO THREE CARS
- AVAILABLE FOR LONG TERM LET



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

****Modern Three Bedroom Detached Property Available for Long Term Let****

Living room with patio door to rear garden.

Kitchen with separate Utility Room

Downstairs W.C.

En-suite in bedroom one.

Family bathroom with separate shower cubicle and bath

Off Road Parking for up to three cars

Gas Central Heating

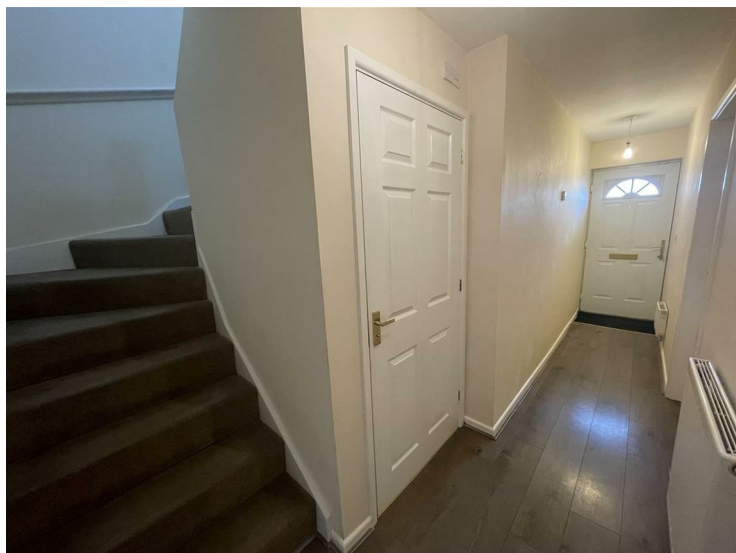
Available for long term let.

Approach



Large drive with space for 2-3 cars, garage to side UPVC door.

Entrance Hallway



With ceiling light point, gas central heated radiator, doors leading to: kitchen, utility room, downstairs WC and living room. Also stairs leading to first floor.

Kitchen



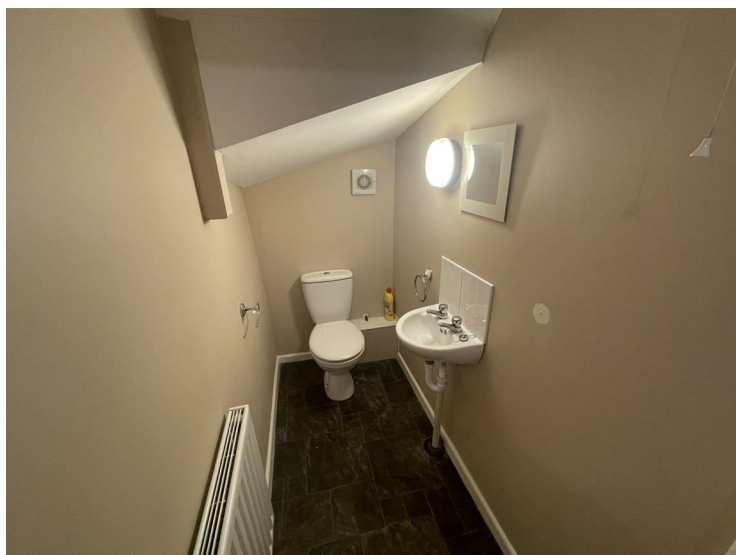
Double glazed window over looking the fore. Wall, base and draw units with roll edge counter work surface. Integrated electric cooker with gas hob and extractor fan, integrated dishwasher and fridge freezer. Sink with mixer tap and drainer.

Utility Room



ceiling light point, gas central heated radiator. Sink with mixer tap and drainer cupboard and shelving storage space.

Downstairs W.C



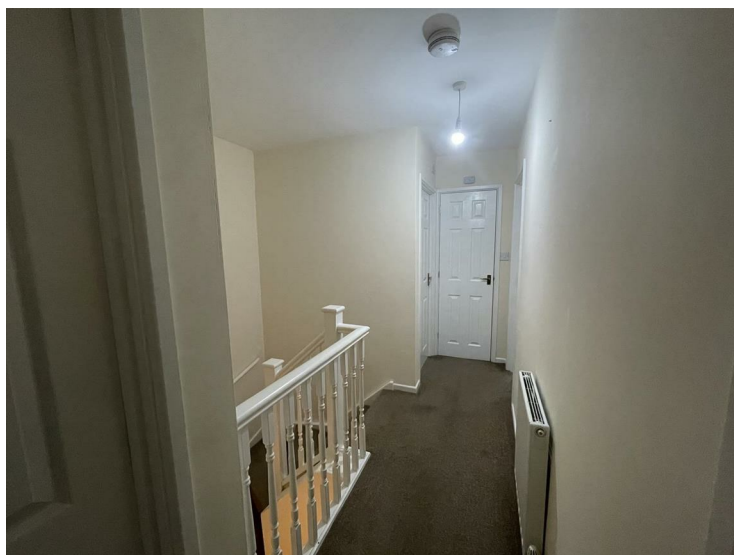
Low level WC with matching hand basin, ceiling light point, gas central heated radiator and extractor fan.

Living Room



Two ceiling light point, two gas central heated radiators. Double glazed window over looking the rear. Patio doors leading out to garden

Stairs and Landing



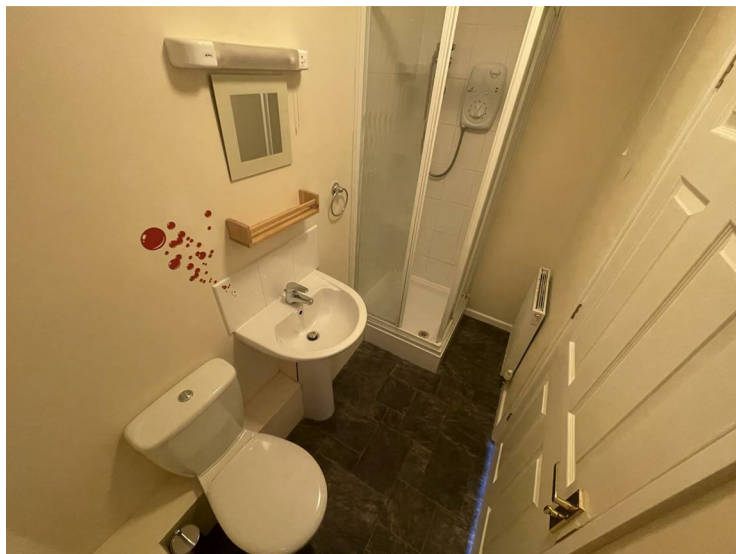
Curved staircase leading to first floor landing, with gas central heated radiator, ceiling light point and doors leading to: bedrooms, family bathroom and boiler cupboard

Bedroom 1



Double glazed window over-looking the front, ceiling light point and gas central heated radiator. Built in storage space with shelving and clothes rail. Door leading to ensuite.

En-suite



Obscure small window to side, low lever WC with matching hand basin, electric shower and extractor fan.

Bedroom 3



Good size single room, with double glazed window over looking the rear, gas central heated radiator and ceiling light point

Bedroom 2



Good size room with double glazed window over looking the rear. Ceiling light point and gas central heated radiator.

Family Bathroom



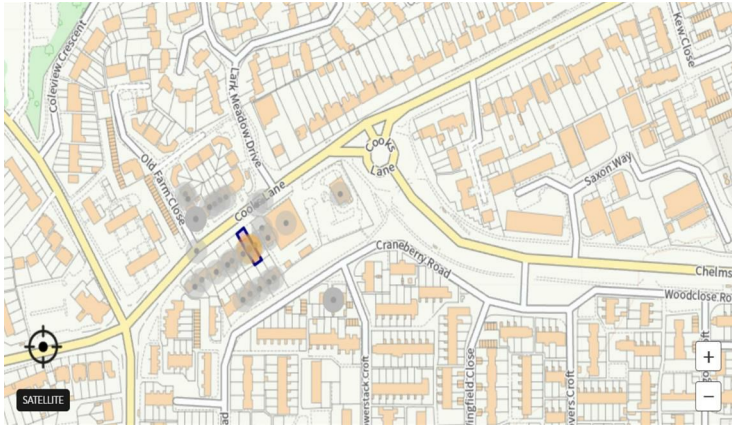
Ceiling light point, with gas central heated radiator, obscure window to the fore. Low level WC with matching hand basin and bath tub, separate electric shower cubicle.

Rear Garden



Enclosed good size rear garden, with patio and laid to lawn.
Side access to front of property

Overview

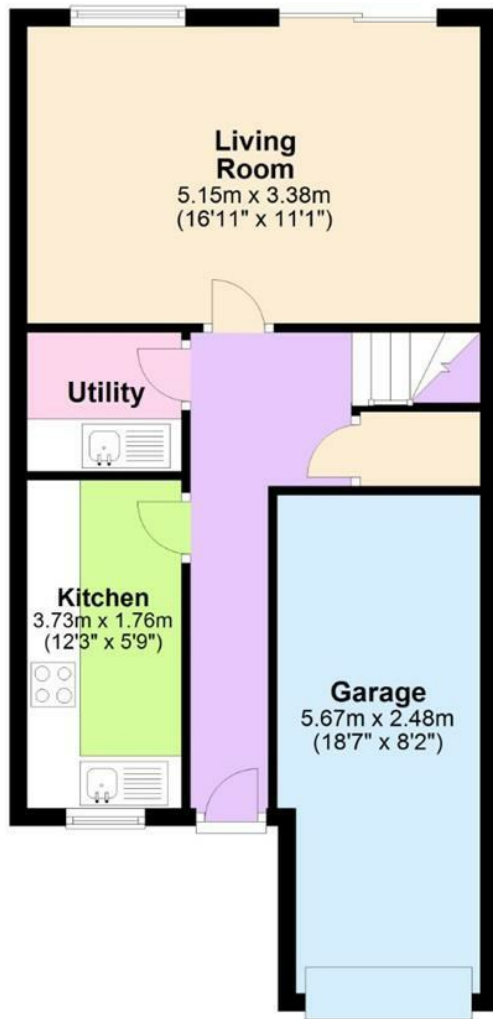


Located in North Solihull this modern property is in close proximity to local transport links, schools and amenities
More information in our KEY FACTS FOR TENANTS REPORT.

Cooks Lane

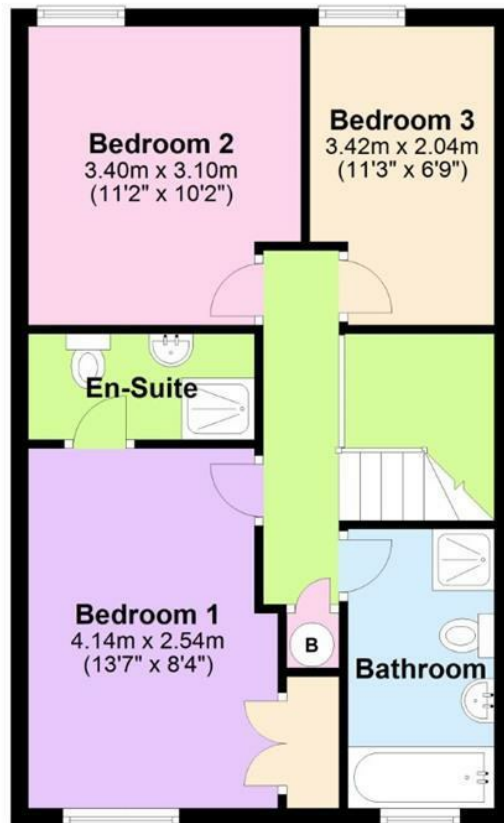
Ground Floor

Approx. 50.3 sq. metres (541.2 sq. feet)

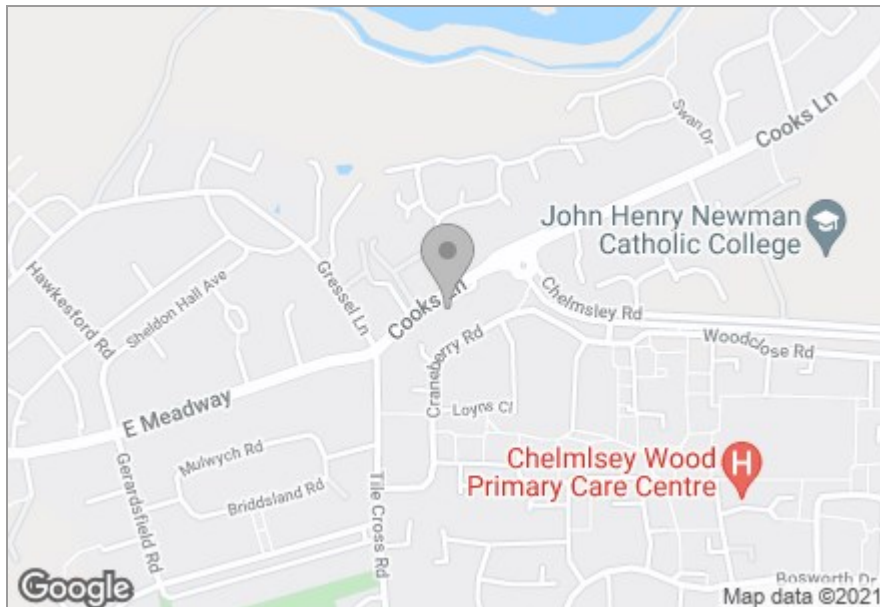


First Floor

Approx. 47.1 sq. metres (507.5 sq. feet)

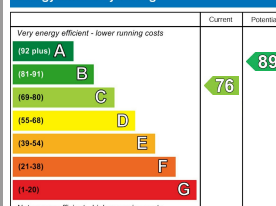


Total area: approx. 97.4 sq. metres (1048.6 sq. feet)



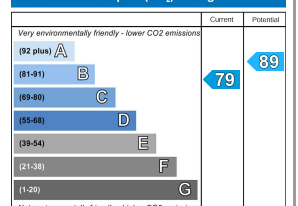
PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked 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



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC