

49 Vauxhall Crescent, Birmingham, Warwickshire, B36 9JP

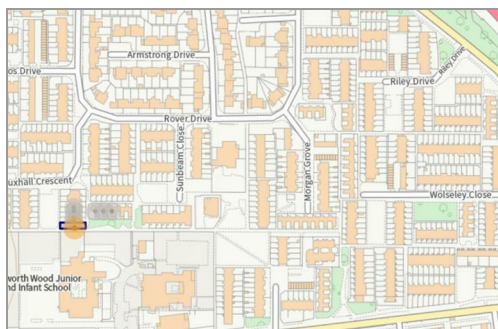
3 Bed House - Terraced

£750 PCM

📍 Receptions 1 🛏 Bedrooms 3 🚿 Bathrooms 1



- **WE DO NOT CHARGE TENANT APPLICATION FEES**
- GOOD SIZE THREE BEDROOM PROPERTY
- LIVING ROOM
- DOWNSTAIRS W.C.
- FRONT & REAR GARDENS
- FAMILY BATHROOM
- FULL HD VIDEO WALKTHROUGH
- AVAILABLE FOR LONG TERM LET
- PETS CONSIDERED (terms apply)



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****WE DO NOT CHARGE TENANCT APPLICATION FEES****

****THREE BEDROOM MID TERRACE PROPERTY****

Situated on popular Smith's Wood Estate

Kitchen with separate dining area.

Downstairs W.C.

Spacious Lounge with patio door leading out to low maintenance rear garden

Parking bays available to rear of property

Family Bathroom with electric shower over bath

Two Double Bedrooms & One Single

Available for long term let, pets considered, terms apply

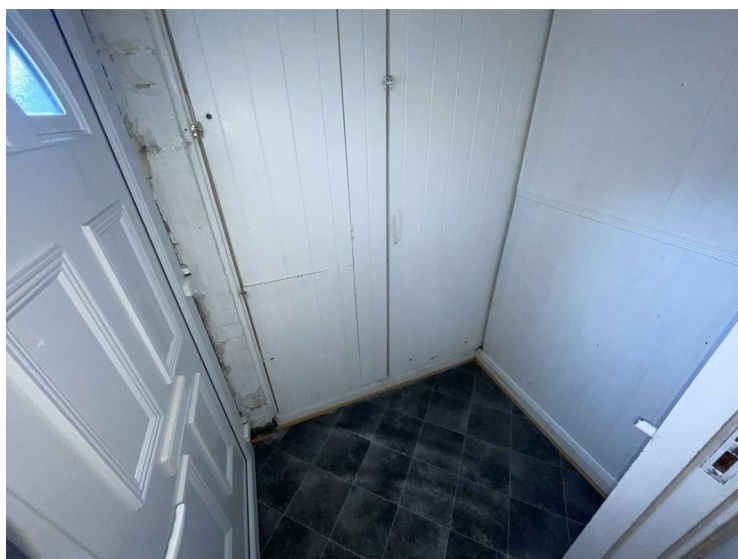
VIRTUAL WALK THROUGH NOW AVAILABLE

Approach



The property is approached via a walkway, with small front garden with laid to lawn and path leading to front door

Entrance Porch



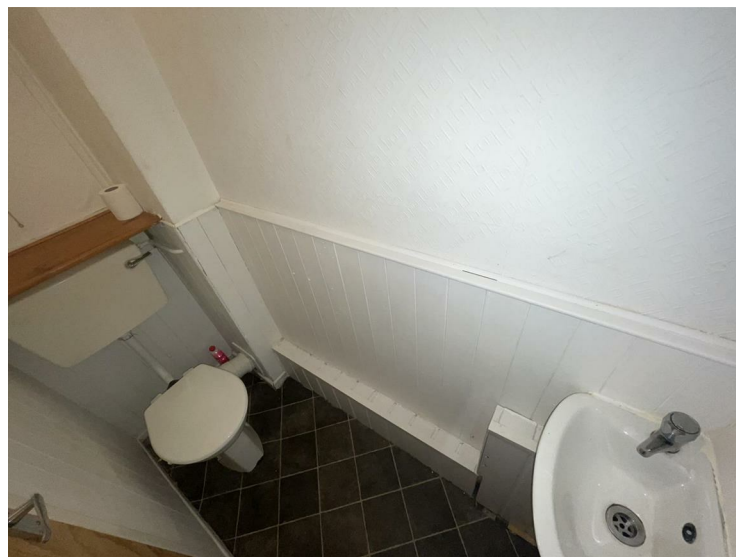
UPVC Front door with cupboard housing gas and electric meters, further cupboard for storage.

Hallway



With ceiling light point, gas central heated radiator, stairs to first floor and doors leading to

Downstairs WC



With ceiling light point, low level WC and matching sink unit

Kitchen/Diner



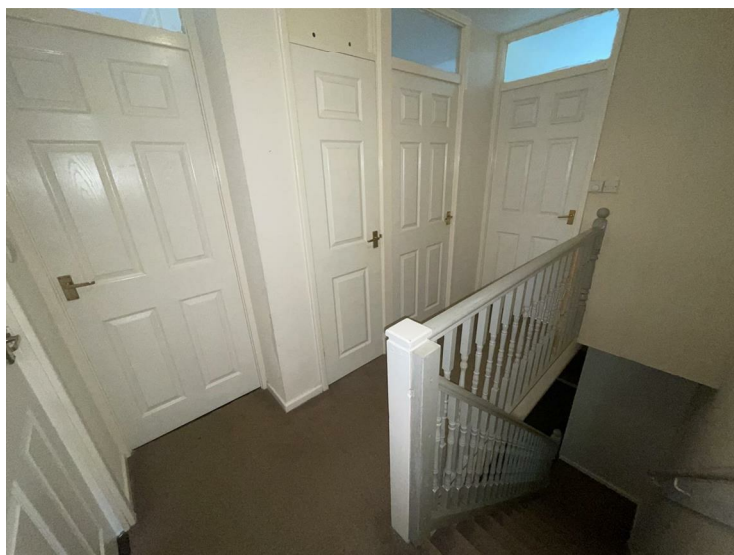
Spacious kitchen diner with double glazed window overlooking the front. Matching wall and base units with sink and drainer. Ceiling light points and gas central heated radiator

Living Room



Generous living room with ceiling and wall light points, gas central heated radiator and French doors leading to rear garden.

Stairs and Landing



With ceiling light point and door leading to bedrooms, family bathroom and storage cupboard.

Bedroom 1



Good size double bedroom with ceiling light point, gas central heated radiator and double glazed window overlooking the front

Bedroom 2



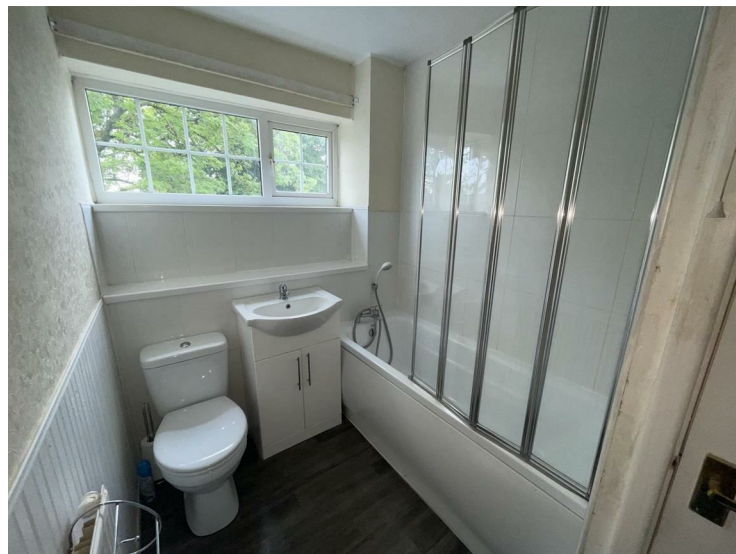
With ceiling light point, gas central heated radiator and double glazed window overlooking the rear. The bedroom also benefits from a large built in storage space.

Bedroom 3



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

Bathroom



With low level WC, matching sink and bath unit. Shower attachment to bath tap and electric shower over. Cupboard for storage and also boiler location.

Rear Garden



Enclosed rear garden mostly laid to lawn with small patio area. Gate access to rear of property and brick built storage shed

Overview



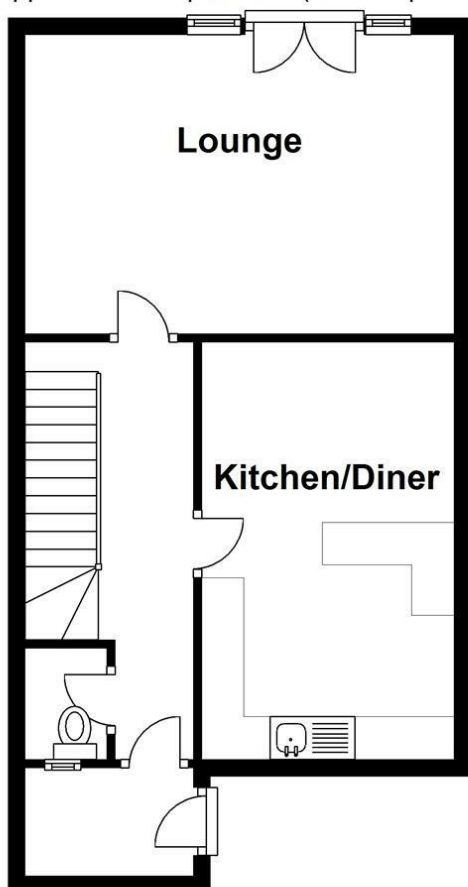
Located in Smithswood, the property is in close proximity to

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local shops, schools, public transport links and local road networks.

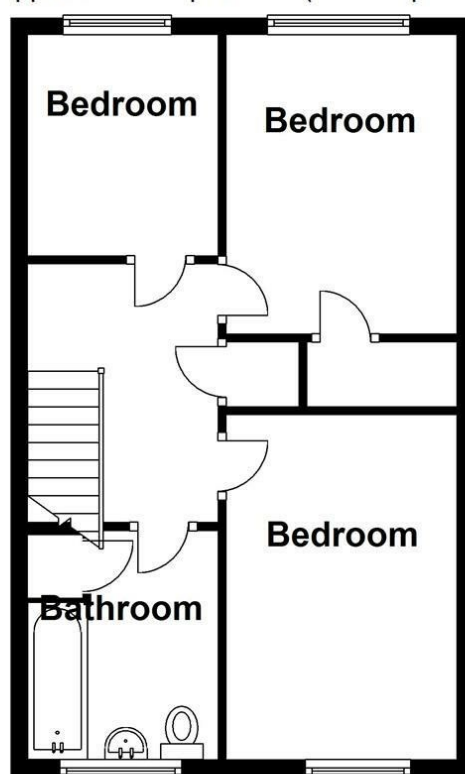
Ground Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)

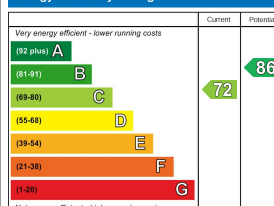


Total area: approx. 88.7 sq. metres (955.0 sq. feet)



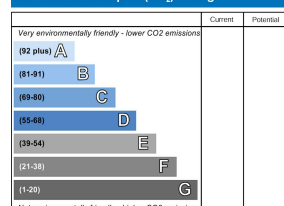
PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked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