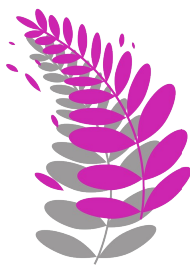


FERNDOWN ESTATES



2 Carlton Mews, Birmingham, West Midlands, B36 0AB

2 Bed Flat - Ground Floor

£700 PCM

🔑 Receptions 1

🛏 Bedrooms 2

💧 Bathrooms 1



- WE DO NOT CHARGE TENANT APPLICATION FEES
- RECENTLY REFURBISHED TO A HIGH STANDARD
- TWO GOOD SIZE DOUBLE BEDROOMS
- BRAND NEW BATHROOM
- BRAND NEW KITCHEN

- ACCESS VIA COMMUNAL AND SEPERTE BACK DOOR DIRECT TO PROPERTY
- GARAGE AND OFF ROAD COMMUNAL PARKING
- NO PETS
- AVAILABLE FOR LONG TERM LET



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

2 Carlton Mews, Birmingham, West Midlands, B36 0AB

WE DO NOT CHARGE TENANT APPLICATION FEES

FERNDOWN ESTATES PRESENT RECENTLY REFURBISHED TO A HIGH STANDARD TWO BEDROOM GROUND FLOOR FLAT WITH OFF ROAD PARKING AND GARAGE TO REAR.

Located in Castle Bromwich the property is conveniently situated close to local shops, schools, public transport links and local road networks.

AVAILABLE FOR LONG TERM LET.

Approach



The property is approached via Carlton Mews, with parking to the fore and rear.

Entrance Hallway

With ceiling light point and doors leading to

Living Room



Spacious living area, with double glazed window over looking the rear, gas central heated radiator and ceiling light point

Bedroom One



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

Bedroom Two



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

Bathroom



Recently refurbished to a high standard, with low level W/C, matching basin and bath with electric shower over. Bathroom also benefits from storage cupboard

Kitchen



Recently refurbished to a high standard, with matching wall and base units, built in electric oven, hob and extractor, space for fridge freezer and sink with mixer tap and drainage. Double glazed window over looking the rear.

Utility Room



With door leading to rear of property, wall units matching those in the kitchen, plumbing for a washing machine and space for fridge freezer. Boiler is also located here.

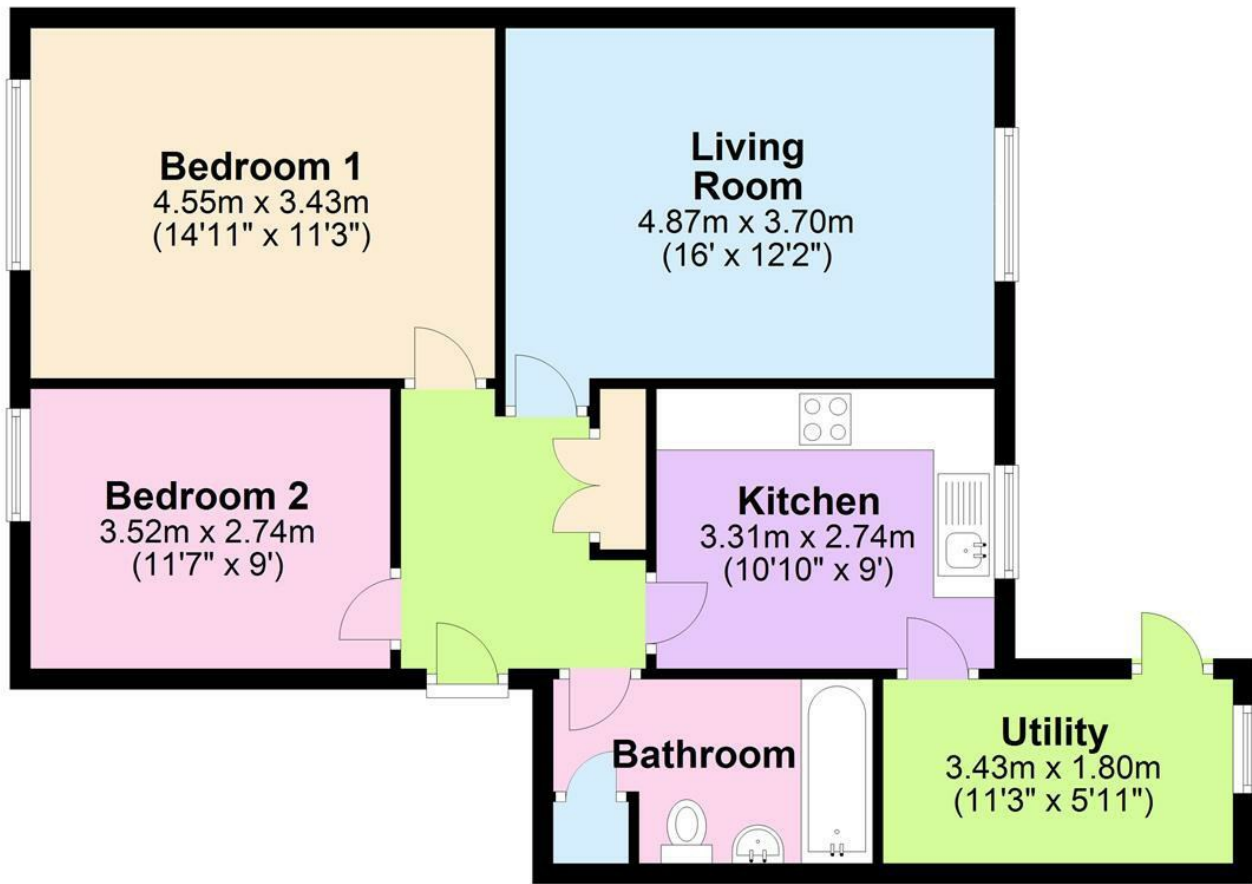
Overview



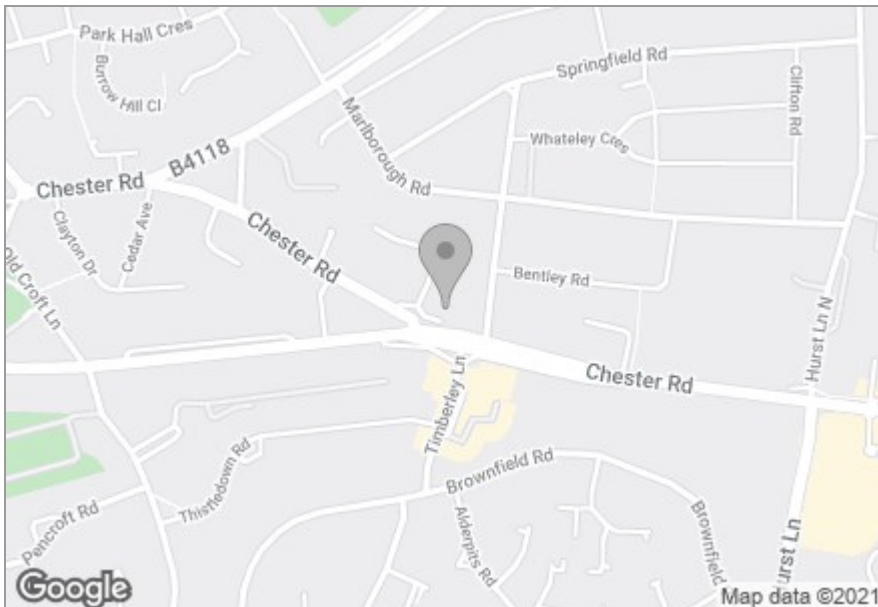
Carlton Mews

Ground Floor

Approx. 71.9 sq. metres (773.7 sq. feet)



Total area: approx. 71.9 sq. metres (773.7 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
<p>75</p> <p>79</p>		<p>77</p> <p>79</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	