

4 Hadfield Way, Birmingham, West Midlands, B37 5LN

2 Bed House - Terraced

£675

🔑 Receptions 1 🛏 Bedrooms 2 🚿 Bathrooms 1



- **WE DO NOT CHARGE APPLICATION FEES TO TENANTS**
- **BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE PROPERTY**
- KITCHEN
- LIVING ROOM
- LARGE CONSERVATORY TO THE REAR LEADING OUT TO LOW MAINTENANCE GARDEN
- BATHROOM WITH SHOWER OVER BATH
- OFF ROAD PARKING AVAILABLE
- **AVAILABLE FOR LONG TERM LET**
- GAS CENTRAL HEATING
- WORKING PROFESSIONALS ONLY, NONE SMOKERS, NO PETS



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****Beautifully Presented Two Bedroom Mid Terrace Property****

Living Room

Large conservatory to rear leading out onto low maintenance rear garden

Kitchen

Bathroom with shower over bath

Two Bedrooms, master bedroom benefiting from fitted wardrobes

****Available for long term let****

Gas Central Heating

Off road parking available

Working Professionals Only

None smoker, no pets

****Available December 2017****

Living Room



Spacious lounge at end of hallway leading to large conservatory with double patio door onto back garden

Front View



Front view of the property, off road parking to right hand side

Rear Garden



Good sized back garden, lawn with stepping stones and also a shed included

Kitchen



Functional and well-equipped kitchen with oven, hob, dishwasher, and spaces for fridge freezer and washing machine.

Bathroom



Modern bathroom with shower over, sink unit and toilet

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Bedroom 1



Bedroom 2



Conservatory

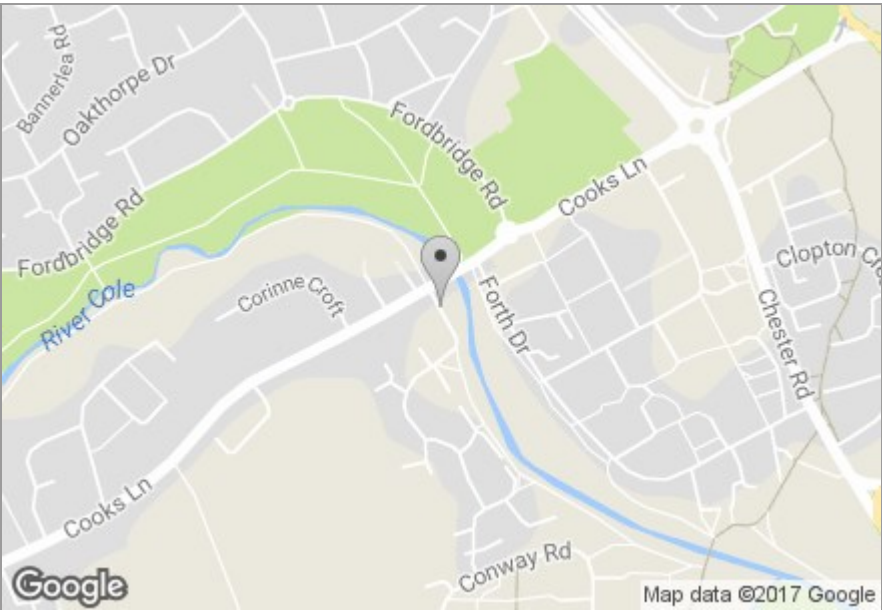


Hallway



Rear View





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 | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
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