



19 Cardiff Grove, Birmingham, West Midlands, B37 5EY

1 Bed Flat

£575

📍 Receptions 1

🛏 Bedrooms 1

🚿 Bathrooms 1



- \*\*WE DO NOT CHARGE APPLICATION FEES\*\*
- \*\*NICELY PRESENTED FIRST FLOOR ONE BEDROOM PROPERTY AVAILABLE FOR LONG TERM LET\*\*
- OPEN PLAN KITCHEN/LIVING ROOM
- BATHROOM WITH SHOWER OVER BATH

- BEDROOM
- GARAGE TO THE REAR
- GAS CENTRAL HEATING
- WORKING PROFESSIONALS ONLY
- NONE SMOKER, NO PETS



## 19 Cardiff Grove, Birmingham, West Midlands, B37 5EY

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

**\*\*Spacious One Bedroom First Floor Apartment Available for Long Term Let\*\***

Front entrance looking out onto recreational grounds

Open Plan Lounge/Dining Area with fitted Kitchen

Bathroom with shower over bath

Large Bedroom

Garage to the rear and allocated parking space.

Working Professionals Only

None Smoker, No pets

### Living Room



### Kitchen



### Bedroom



### Hallway

### Front View



### Bathroom





### Stairs



### Landing

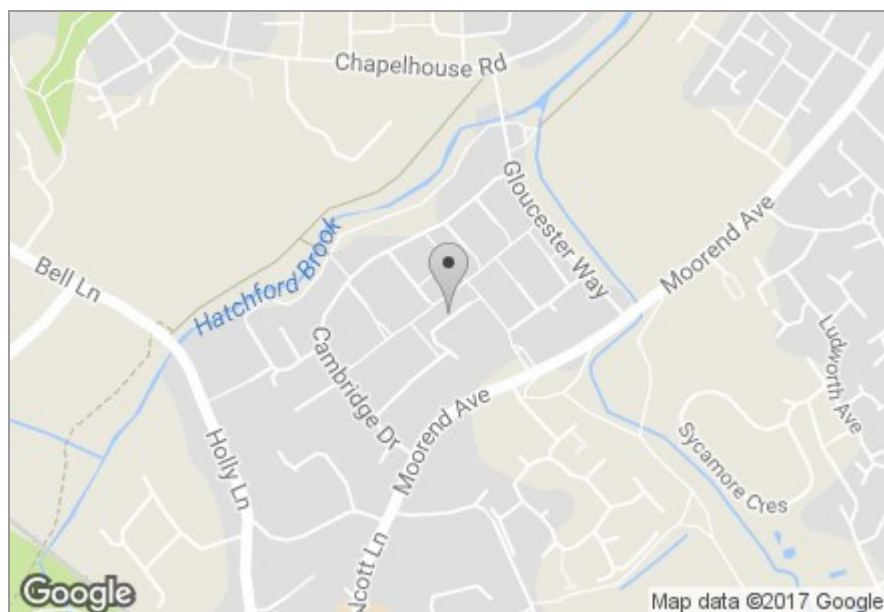


## Ground Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



Total area: approx. 43.8 sq. metres (471.1 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		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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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England & Wales		EU Directive 2002/91/EC	