



57A Station Road, Birmingham, West Midlands, B37 7BA

2 Bed Flat

£600

📞 Receptions 1

🛏 Bedrooms 2

💧 Bathrooms 1



- \*\*WE DO NOT CHARGE APPLICATION FEES TO TENANTS\*\*
- \*\*SPACIOUS TWO BEDROOM FIRST FLOOR FLAT IN POPULAR MARSTON GREEN AREA\*\*
- LARGE LIVING/DINING ROOM
- FITTED KITCHEN
- BATHROOM

- TWO BEDROOMS
- \*\*IN WALKING DISTANCE TO MARSTON GREEN TRAIN STATION, LOCAL AMENITIES AND BUS ROUTES\*\*
- GAS CENTRAL HEATING
- WORKING PROFESSIONALS ONLY
- NONE SMOKERS, NO PETS





## 57A Station Road, Birmingham, West Midlands, B37 7BA

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

**\*\*Spacious Two Bedroom First Floor Flat in popular Marston Green Area\*\***

Large Lounge/Diner

Fitted Kitchen

Double Glazing

Gas Central Heating

Two Bedrooms

**\*\*In walking distance to Marston Green Train Station, local amenities & bus routes\*\***

Available for long term let

Working Professionals Only

None Smokers, No Pets

### Living Room



### Kitchen



### Bedroom 1



### Bedroom 2



### Bathroom



### Front View



### Entrance





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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>71</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>66</b>