



59 Kenilworth Court, Broomcroft Road, Birmingham, West Midlands, B37 6HE

3 Bed Flat - Duplex

£650

🔑 Receptions 1 🛏 Bedrooms 3 💧 Bathrooms 1



- **WE DO NOT CHARGE APPLICATION FEES TO TENANTS**
- **GREAT SIZE THREE BEDROOM FIRST FLOOR DUPLEX MAISONETTE ON POPULAR KINGSBURST ESTATE
- SPACIOUS LOUNGE DINER WITH BALCONY
- FITTED KITCHEN
- SPLIT OVER TWO LEVELS

- PARKING ON SITE AVAILABLE
- GAS CENTRAL HEATING
- NONE SMOKERS
- SORRY NO PETS
- **CLOSE TO LOCAL SHOPS, AMENITIES & BUS ROUTES**



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

****Great Size Three Bedroom 1st Floor Duplex Maisonette****

Spacious Lounge with balcony

Fitted Kitchen

Bathroom with electric shower over bath

Three Bedrooms

Gas Central Heating

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

Close to local shops, amenities and bus routes

None smokers, no pets

Living Room



Kitchen



Bedroom 3



Bedroom 1



Hallway



Bedroom 2



Landing



Balcony



Stairs



Bathroom



Front View

Kenilworth Court

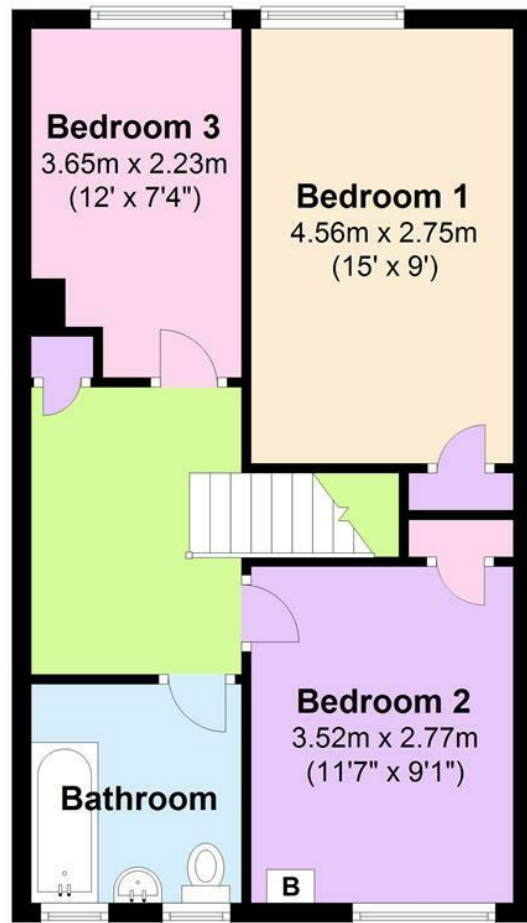
Second Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



Third Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Total area: approx. 81.2 sq. metres (873.6 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	