



224 Galton Road, Birmingham, B67 5JP

£995 Per Month

UNDER GOING REFURBISHMENT A RARE OPPORTUNITY TO LET AN IMPRESSIVE FOUR BEDROOM THREE STOREY TERRACED HOUSE LOCATED WITHIN CLOSE PROXIMITY OF THE HAGLEY ROAD WEST. THE PROPERTY BENEFITS FROM A THROUGH LOUNGE, OPEN PLAN KITCHEN/DINER AND A REAR GARDEN. The house is within close proximity of Lightwoods Park, Warley Woods, Bearwood high street and sought after local schools. EPC: D, AVAILABLE END OF MARCH.

Hallway

Reception room one max 27'09 min 12'02 x max 12'10 min 8'03 (max 8.46m min 3.71m x max 3.91m min 2.51m)

Internal hallway

Kitchen 27'10 x max 8'05 min 7'10 (8.48m x max 2.57m min 2.39m)

Landing

Bedroom one 10'11 x max 8'05 min 7'02 (3.33m x max 2.57m min 2.18m)

Bedroom two 12'03 x max 11'08 min 10'07 (3.73m x max 3.56m min 3.23m)

Bathroom

Bedroom three 12'03 x max 9'11 min 8'08 (3.73m x max 3.02m min 2.64m)

Landing

Bedroom four max 19'09 min 7'01 x max 13'01 min 7'03 (max 6.02m min 2.16m x max 3.99m min 2.21m)

Summary

- * Four bedrooms
- * Fitted kitchen
- * Re-decorated
- * Fantastic location
- * Rear garden
- * Available end of March

Restrictions

Pets Considered
No Dss
No Smokers

Tenant Charges

Single Tenants £195.00 Application Fee

Additional Tenants £60.00 each

Guarantor (if required) £60.00 each

Company Application £200.00

Deposit – One and a half months rent

Rent – Payable monthly in advance

For more information regarding our charges please contact the office or visit our website

Tenancy Fees (At the end of the tenancy)

Book out fee- £60 for up to 3 bedrooms,£80 for 4 bedrooms upwards.

Deposit registration fee- £30

Both of the above fees will be deducted from the deposit if relevant

Disclaimer

The consumer protection from Unfair Trading Regulations 2008 (CPR's). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract.

Interested parties are advised to check availability and make appointment to view before travelling to see a property.

Property Availability Date

Availability dates given are an approximate guide only. All dates agreed are subject to referencing and contract. Robert Oulsnam & Company do not check notices which have not been served by them and therefore cannot be held accountable where move in dates provided by clients are ultimately found to be incorrect and delays occur.

Property Measurements & Fixtures and Fittings

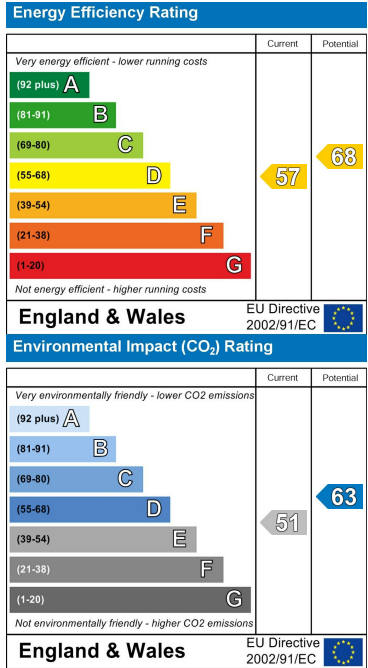
All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, furniture or fittings have been tested. Items shown in photographs are NOT necessarily included.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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