



**63 Colebourne Road, Birmingham, B13 0EZ**

**£800 Per Month**

**\*\*NO APPLICATION FEE'S\*\*** A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY LOCATED WITHIN CLOSE PROXIMITY OF YARDLEY WOOD TRAIN STATION. THE PROPERTY BENEFITS FROM TWO RECEPTION ROOMS, OFF ROAD PARKING AND A REAR GARDEN. EPC: E, AVAILABLE NOW.

**\*\* NO APPLICATION FEE'S \*\***

**Summary**

- \* Three bedrooms
- \* Fantastic location
- \* Available now

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

**Disclaimer**

**Restrictions**

- No Pets
- No Smokers

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.

**Tenant Charges**

Single Tenants £195.00 Application Fee

Additional Tenants £60.00 each

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

Guarantor (if required) £60.00 each

**Property Availability Date**

Company Application £200.00

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.

Deposit – One and a half months rent

Rent – Payable monthly in advance

**Property Measurements & Fixtures and Fittings**

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

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.

Tenancy Fees (At the end of the tenancy)

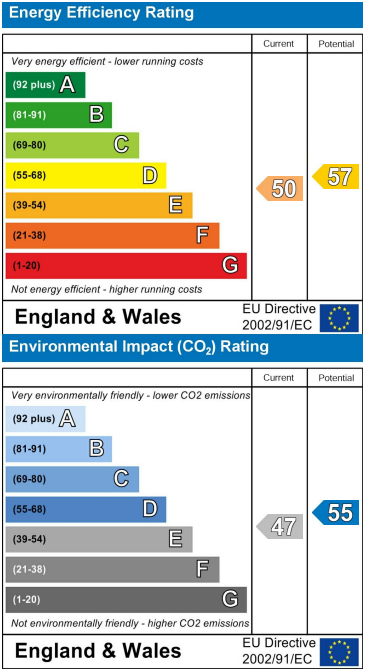
Book out fee- £60 for up to 3 bedrooms, £80 for 4 bedrooms upwards.

Deposit registration fee- £30

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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