



**7 Rectory Gardens, Birmingham, B48 7TH**  
**£1,425 Per Month**

An extremely well presented and nicely laid out 4 bedroom detached house on a modern development. The house is within close proximity of the center of the popular village of Alvechurch which has shops, pubs and restaurants. The house is close to the M42 making it ideal for commuters and would suit a professional couple or family. EPC rated B, AVAILABLE START OF MAY.

## Hallway

## Living room

21' 06" x 10' 03" (6.55m x 3.12m)

## Kitchen/diner

13' 02" (max) x 21' 05" (4.01m x 6.53m)

## Downstairs WC

## Utility Room

## Bedroom 1

## En-suite shower room

## Bedroom 2

9' 03"(max) x 6' 03" (2.82m x 1.91m)

## Bedroom 3

13' 02" x 15' 06" (max) (4.01m x 4.72m)

## Bedroom 4

12' 06" (max) x 9' 10" (3.81m x 3.00m)

## Bathroom

### Summary

- \* Four bedrooms
- \* Modern
- \* Fantastic location
- \* Available start of May

### Restrictions

No Pets  
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

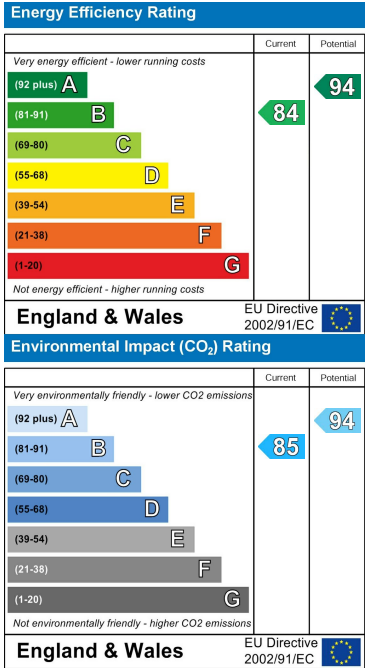
All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, furniture or fittings have been tested. Items shown in photographs are NOT necessarily included.

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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