

30 Finchmead Road, Birmingham, West Midlands, B33 0LP

3 Bed House - Semi-Detached

**£725 PCM**

💡 Receptions 1    🛏 Bedrooms 3    💧 Bathrooms 1



- \*\*WE DO NOT CHARGE APPLICATION FEES TO TENANTS\*\*
- \*\*THREE BEDROOM SEMI-DETACHED PROPERTY WITH OFF ROAD PARKING\*\*
- THROUGH LOUNGE
- KITCHEN AND SUN ROOM
- MATURE REAR GARDEN WITH THREE SHEDS

- GAS CENTRAL HEATING
- \*\*CLOSE TO LOCAL SHOPS, AMENITIES AND ON LOCAL BUS ROUTE\*\*
- AVAILABLE FOR LONG TERM LET
- NEW CARPET FITTED UPSTAIRS
- NONE SMOKERS, NO PETS



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

**\*\*Three Bedroom Semi Detached Property Available for long term let\*\***

**MUST VIEW TO APPRECIATE ACCOMMODATION ON OFFER**

Spacious accommodation consisting of:

Through Lounge

Kitchen

Sun room with patio doors leading out to rear garden

Three Bedrooms

Family Bathroom with shower over bath

Off Road Parking

**\*\*In close proximity to local amenities and transport links\*\***

Gas Central Heating

**\*\*New carpets fitted upstairs\*\***

### **Approach**

Approached via driveway with parking available for two or more cars, leading to shared driveway to the side of the property as well as the enclosed porch.

### **Entrance Hallway**

Ceiling light point, laminate flooring, stairs rising to first floor and a gas central heating radiator.

### **Lounge**



Overlooking the front of the property, laminate flooring, gas central heating radiator and a ceiling light point.

### **Dining Area**



Laminate flooring, gas central heating radiator, ceiling light point and doors leading into Sun Room and into Kitchen.

### **Kitchen**



Windows overlooking both the side and out to the rear of the property, vinyl flooring, ceiling light point base units with stainless steel sink and drainer unit.

### **Utility Area / Sun Room**

Double glazed windows and a uPVC door giving access to the garden, vinyl flooring, storage units, plumbing for a washing machine and space for appliances.

### **Stairs & Landing**

Window overlooking the side, ceiling light point and doors leading off to:

### **Bedroom One**



Double glazed window overlooking the rear of the property, ceiling light point and gas central heating radiator.

### **Bedroom Two**



Double glazed window overlooking the front of the property, ceiling light point and gas central heating radiator.

### **Bedroom Three**



Double glazed window overlooking the front of the property, ceiling light point and gas central heating radiator.



### Bathroom



Obscure double glazed window overlooking the rear, vinyl flooring, ceiling light point, panelled bath, low level WC and wash hand basin.

### Rear Garden

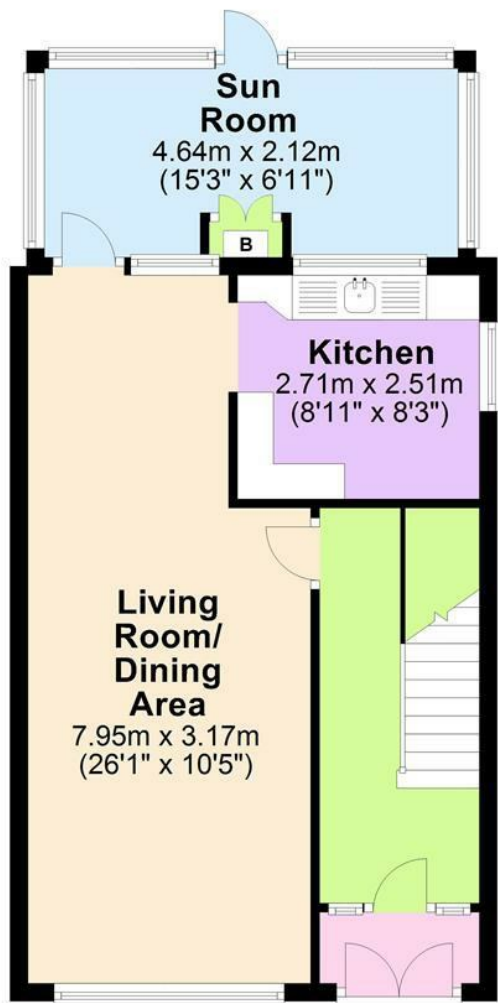


Large family garden, mainly block paved with shrubbery and fencing as boundaries.

# Finchmead Road

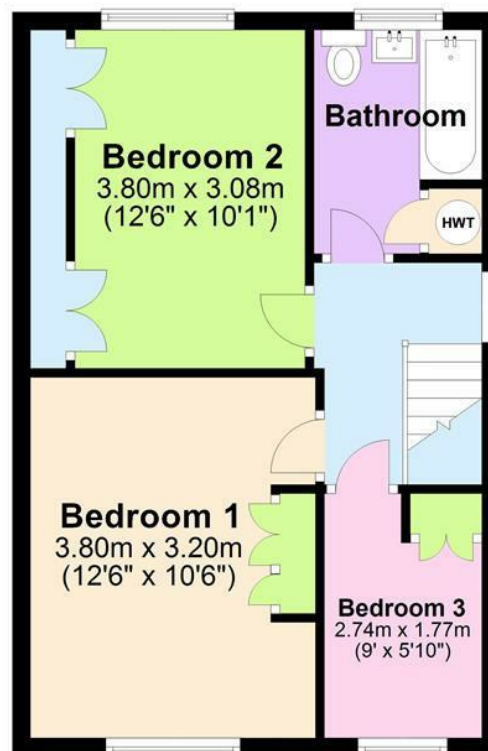
## Ground Floor

Approx. 50.5 sq. metres (543.8 sq. feet)

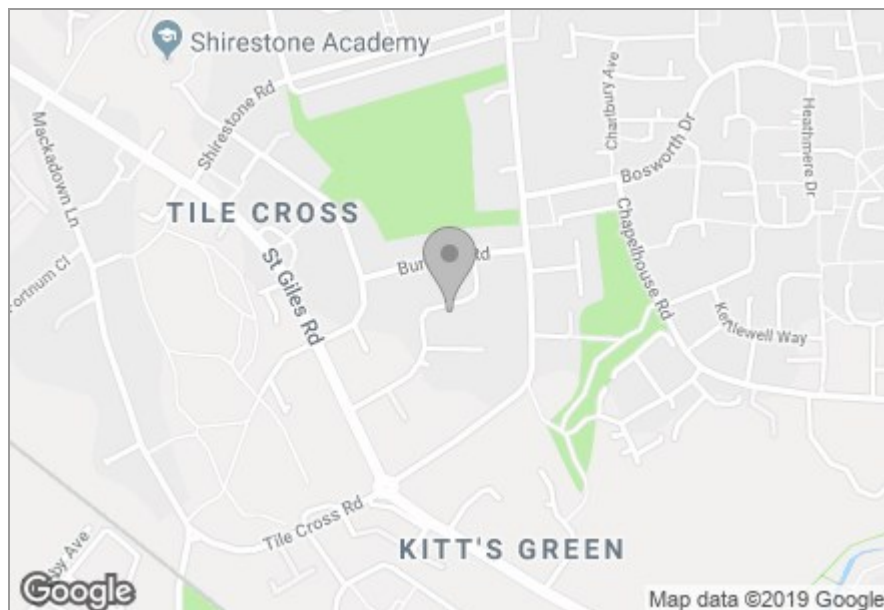


## First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 89.9 sq. metres (968.0 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			87
(81-91) B			
(69-80) C		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	