



18 Greenlands Road, Birmingham, West Midlands, B37 7PH

2 Bed House - Terraced

£700 PCM

💡 Receptions 1

🛏 Bedrooms 2

💧 Bathrooms 1



- TWO DOUBLE BEDROOM PROPERTY
- LONG TERM LET AVAILABLE
- LOUNGE
- CLOSE TO LOCAL AMENITIES
- WITHIN WALKING DISTANCE TO BUSINESS PARKS

- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- MODERN BATHROOM
- KITCHEN DINER
- CALL NOW TO VIEW



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WELL PRESENTED TWO DOUBLE BEDROOM PROPERTY FOR LONG TERM LET. Ferndown Estates are pleased to offer this property that includes, front garden good sized KITCHEN DINER, LIVING ROOM, MODERN BATHROOM WITH BATH AND SHOWER OVER and PRIVATE GARDEN SPACE to the rear with outbuilding storage. The property is in close proximity to BIRMINGHAM BUSINESS PARKS, MOTORWAYS, TRANSPORT LINKS and local amenities
CALL NOW TO VIEW!

Approach



The property is located on Greenlands Road, facing Pine Square and in close proximity to the local shopping centre and within walking distance to the local business parks. Marston Green train station is within a 5 minute bus journey with direct links to Birmingham City Centre.

Entrance Hallway



With utility cupboard staircase to the first floor with storage under and doors into

Kitchen Diner



Base and Wall Units with work surface and sink. A rear door leads to the private rear garden

Living Room



Overlooking the rear garden

Staircase and Landing

Staircase to landing area with airing cupboard and door giving access to WC room.

Bedroom One



Overlooking the rear garden



A private rear garden with patio and lawn area with outbuilding storage

Bedroom Two

Bathroom



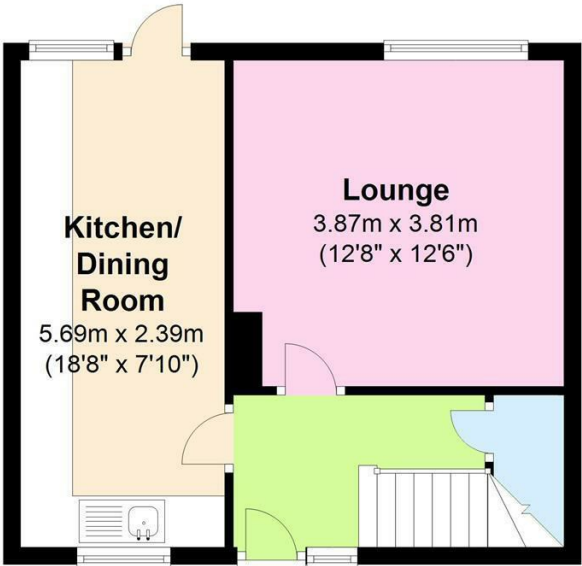
Overlooking the front of the property with white suite and tiled wall covering. An electric shower is installed over the bath

Rear Garden

Greenlands Road

Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Total area: approx. 72.7 sq. metres (782.0 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	84	66	81
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	