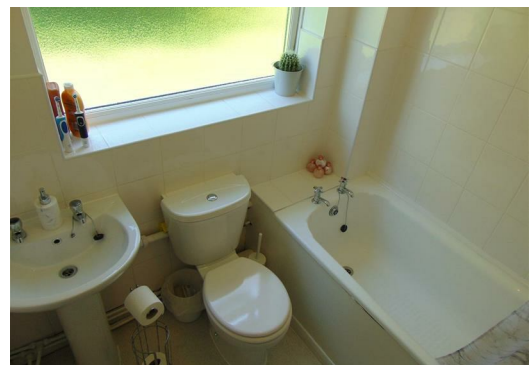




Park Close, Erdington

Birmingham, Warwickshire, B24 0HL

£650 PCM



NEWTON FALLOWELL are pleased to market this well presented ground floor maisonette for rent. The property comprises of a spacious lounge with a dining area that gives access to the communal gardens, kitchen, family bathroom and two bedrooms. The property is situated in a popular location of Erdington on Park Close, within walking distance to local amenities and transport links.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Hallway

Leading to the lounge.

Lounge/Diner

20.07 11.07



Having a double glazed window to the front, door to the inner hallway, door to the kitchen, two radiators and a door to the communal garden.

Kitchen

9.07 7.06



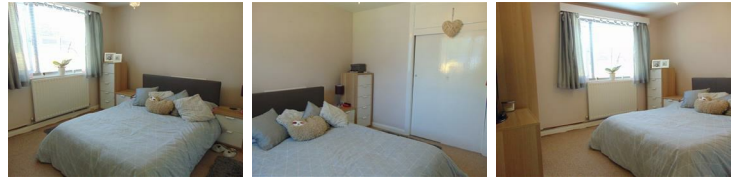
Having wall, draw and base units, roll top work surfaces, sink and drainer unit, double glazed window to the rear, splash back tiling, space for a washing machine, free standing cooker and fridge/freezer.

Inner hallway

Having doors to storage cupboards, bedrooms and the bathroom.

Bedroom One

11.04 10.09



Having a built in wardrobe, double glazed window to the front and a radiator.

Bedroom Two

10.02 8.01



Having a built in wardrobe, radiator and a double glazed window to the rear.

Bathroom


6.05 6.01



Having a bath with shower over, splash back tiling, radiator, low level wc, hand basin and double glazed obscure window to the rear.

Outside

Having access to the communal gardens, mainly laid to lawn and residents parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	