



61 West Drive Birmingham, B5 7RR

£99 PER PERSON PER WEEK! AVAILABLE JULY 2021! EPC RATING D. This spacious contemporary four bed town house, on a private gated community and developed by a local interior designer, is a must see. It includes modern kitchen and décor throughout. Entering the property you are greeted by a bright and airy hallway giving access to the large ground floor double bedroom and to the beautifully landscaped rear city garden, with grey slate floor, decking & built in seating area, partly canopied by a beautiful Magnolia tree. The first floor comprises of a WC, large open plan lounge and dining room and a modern kitchen with white units, breakfast table, Fisher & Paykel large American fridge freezer, Whirlpool dishwasher and Smeg range cooker. Proceeding to the second floor there is beautifully bespoke made family bathroom comprising of walnut built in vanity cabinet & bath panel with white suite and shower over the bath, three good size double bedrooms with built in wardrobes and a fourth smaller bedroom. Further benefits include neutral décor and modern part furnishings throughout, double glazing, gas central heating, beautiful private rear garden, further private communal gardens, bin store and garden storage cupboards, drive way with two parking space and a large garage. Partly Furnished.

Fantastic local amenities including bus service, Nature Centre, Mac, Cannon Hill Park & supermarket.

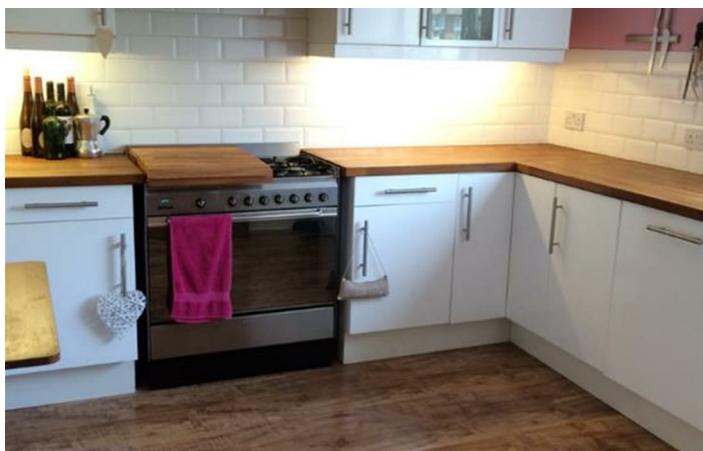
£396 Per Week

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[Directions](#)



Floor Plan

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			86
(91-91) B			
(89-80) C			
(55-40) D		57	
(49-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			87
(91-91) B			
(89-80) C			
(55-40) D		54	
(49-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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