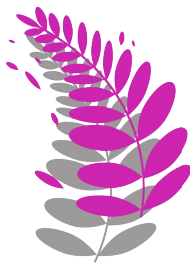


# FERNDOWN ESTATES



38 Hamar Way, Birmingham, West Midlands, B37 7RZ

2 Bed House - Terraced

**£750 PCM**

📍 Receptions 1

🛏 Bedrooms 2

🚿 Bathrooms 1



• **\*\*WE DO NOT CHARGE TENANCY FEES\*\***

• **\*\*TWO BEDROOM MID TERRACE PROPERTY LOCATED ON POPULAR MARSTON GREEN ESTATE \*\***

• **IDEAL LOCATION - IN WALKING DISTANCE TO MARSTON GREEN TRAIN STATION, AMENITIES AND BUS ROUTES**

• **LOUNGE WITH PATIO DOORS LEADING OUT TO LOW MAINTENANCE REAR GARDEN**

• **FITTED KITCHEN**

• **TWO DOUBLE BEDROOMS**

• **ALLOCATED PARKING TO FRONT IN QUIET COURTYARD SETTING**

• **NONE SMOKERS, NO PETS**

• **\*\*FURTHER PHOTOS TO FOLLOW INCLUDING VIDEO WALK THROUGH\*\***

• **AVAILABLE MID NOVEMBER**



# 38 Hamar Way, Birmingham, West Midlands, B37 7RZ

NEW PHOTOS ADDED

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

**\*\*Two Bedroom Mid Terrace Property on popular Marston Green Estate\*\***

Available for long term let

Fitted Kitchen

Lounge with patio doors leading out to low maintenance garden

Family Bathroom

Two Double bedrooms

Allocated parking in quiet courtyard location

**\*\*Close to local shops, amenities and in walking distance to Marston Green Train Station\*\***

None smokers, no pets

Available Now!

## Front View



## Bathroom



## Rear View

### Living Room



## Kitchen



## Bedroom 1



## Garden



## Bedroom 2



Landing

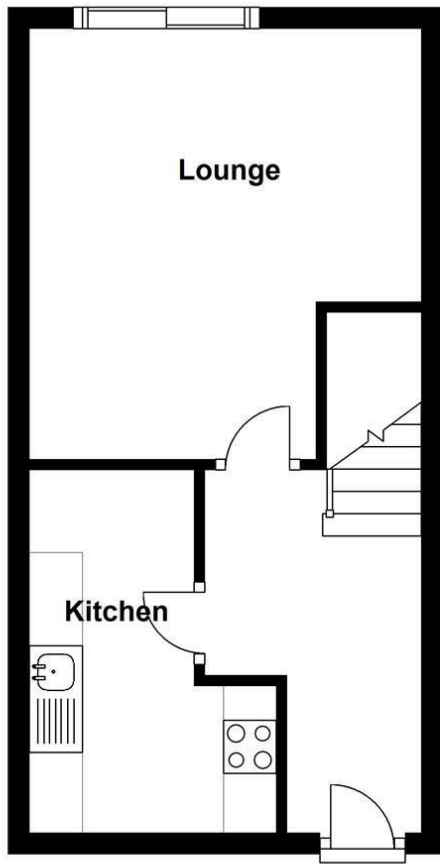


Hallway



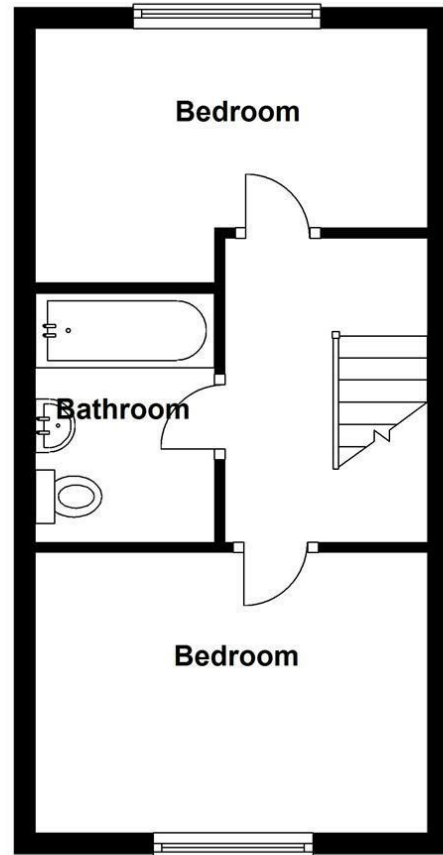
## Ground Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



## First Floor

Approx. 27.7 sq. metres (298.5 sq. feet)



Total area: approx. 55.5 sq. metres (597.0 sq. feet)



PROPERTY MISEDDESCRIPTIONS 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	73		75
	91		92
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	