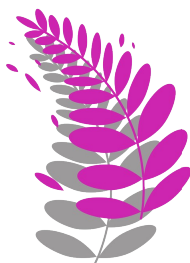


FERNDOWN ESTATES



7 Enville Close, Birmingham, West Midlands, B37 7GQ

2 Bed House - Semi-Detached

£800 PCM

🏠 Receptions 1

🛏 Bedrooms 2

🚿 Bathrooms 1



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

• STUNNING TWO BEDROOM SEMI-DETACHED PROPERTY ON POPULAR MARSTON GREEN ESTATE

• SPACIOUS MODERN KITCHEN WITH INTEGRATED APPLIANCES

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

• MODERN BATHROOM SUITE

• QUIET CUL-DE-SAC LOCATION

• PARKING FOR 2 CARS

• ****AVAILABLE BEGINNING OF DECEMBER****

• IN WALKING DISTANCE TO MARSTON GREEN TRAIN STATION

• NONE SMOKERS, NO PETS



7 Enville Close, Birmingham, West Midlands, B37 7GQ

****WE DO NOT CHARGE TENANCY FEES***

**** Two Bedroom Semi Detached Property located in quiet cul-de-sac location****

Available for long term let

Spacious Kitchen/Diner with integrated fridge/freezer, hob & cooker

Family Bathroom

Central Heating

Off Road Parking for upto 2 cars

Low maintenance rear garden

In walking distance to Marston Green Train Station, local shops and other travel networks.

7 Minute drive to Birmingham Business Park, Airport and Resorts World

None smokers, no pets

Approach

The property is approached via a tarmac driveway with gated access to the rear, with parking for approx 2 vehicles and leading to:-

Hallway

Ceiling Down lights and gas central heating radiator with door leading to:-

Kitchen Diner



Over looking the front of the property, Recently fitted modern kitchen comprises: Matching white gloss wall and base units with works surface, Range of integrated appliances such as Fridge/ Freezer and Dishwasher. Sink and drainer unit, Plumbing for a washing machine and space for other appliances, door leading to:-

Lounge



Upvc double glazed french doors to rear aspect, power sockets, central heating radiator, light fitting to ceiling TV point and stairs to first floor.

Stairs & Landing

Light fitting to ceiling, loft access with pull down ladder, and doors to:-

Bedroom One



Upvc double glazed window to front aspect, central heating radiator, light fitting to ceiling, power sockets and into:-

Bedroom Two



Upvc double glazed window to rear aspect, central heating radiator, light fitting to ceiling, power sockets and storage cupboard

Bathroom



Upvc double glazed obscure window to rear aspect, Recently fitted modern bathroom suite comprising of:- paneled bath, pedestal wash hand basin, low level WC and vanity, complimentary splash back tiling and light fitting to ceiling. heated towel rail, tiled flooring

Garden



Blocked paved patio area, laid to lawn with borders and fence panels to three sides.

Rear Garden

Rear View

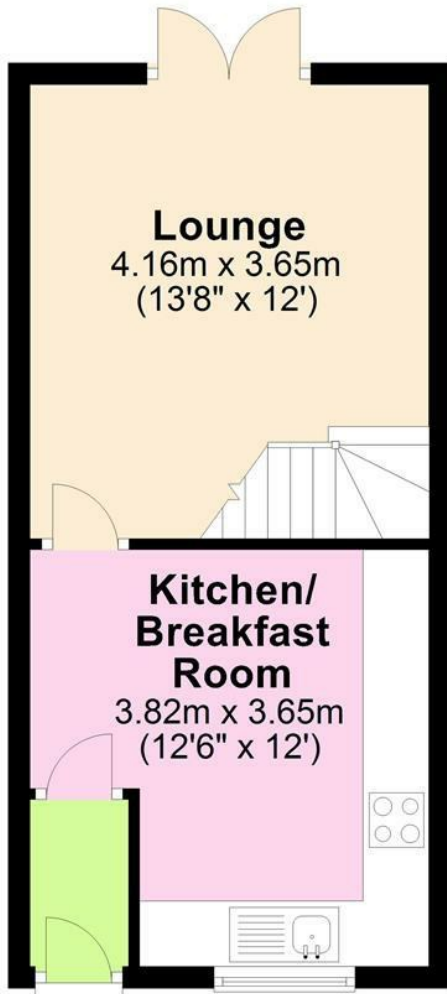


Front View

Enville Close

Ground Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 58.9 sq. metres (634.5 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
66	87	65	87
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	