

76 Longmeadow Crescent, Birmingham, West Midlands, B34 7NH

3 Bed House - End Terrace

**£850 PCM**

📍 Receptions 1

🛏 Bedrooms 3

🚿 Bathrooms 1



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

• THREE BEDROOMS

• SPACIOUS FAMILY LIVING

• LOUNGE/DINER

• GARAGE TO REAR

• BEAUTIFULLY PRESENTED

• DOWNSTAIRS W/C

• GOOD SIZED FRONT AND REAR GARDENS

• CLOSE TO LOCAL AMENITIES

• NONE SMOKERS NO PETS



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**\*\*WE DO NOT CHARGE APPLICATION FEES TO TENANTS\*\***  
\*Stunning Three Bedroom Semi-Detached property on popular Shard End Estate\*\*  
\*Available for long term let\*  
Ideal family home located in close proximity to local amenities, transport links and schools.  
Downstairs WC and family bathroom.  
Good sized bedrooms and very spacious throughout.  
Garage to rear.  
Good size Kitchen and living room/diner.  
Gas Central Heating  
None smokers, no pets.

## Overview & Approach



## Living/Dining Room



## Front Garden



## Kitchen

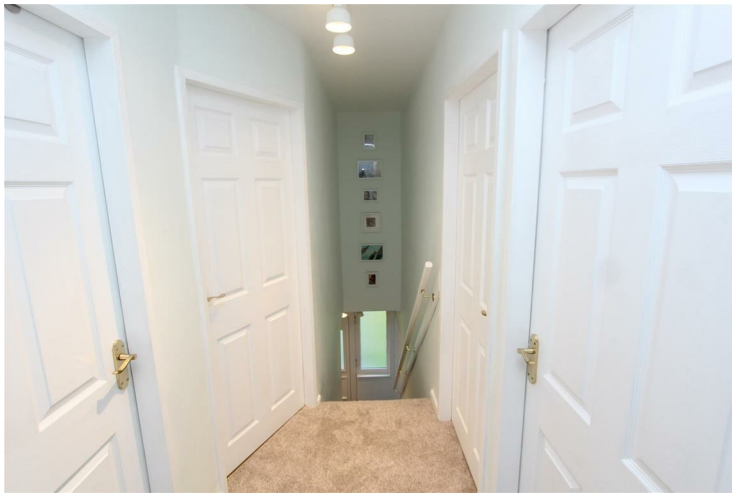


Downstairs W.C.



Bedroom 2

Landing



Bedroom 3

Bedroom 1



Bathroom



Rear Garden

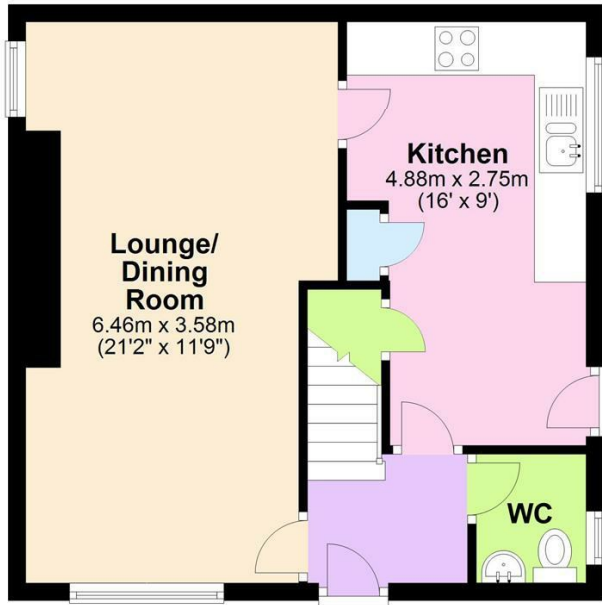
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# Longmeadow Crescent

## Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 83.0 sq. metres (893.0 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>71</b>	<b>86</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC