

58 Pear Tree Road, Birmingham, West Midlands, B34 6RZ

3 Bed House - Terraced

**£800 PCM**

🏠 Receptions 1

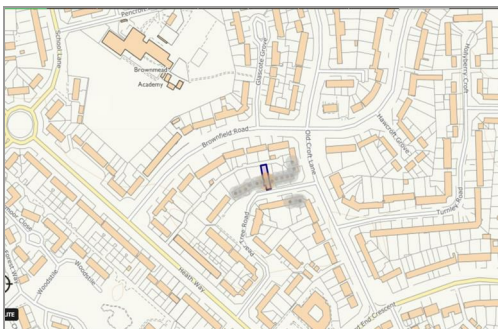
🛏 Bedrooms 3

🚿 Bathrooms 1



- WE DO NOT CHARGE TENANT FEES
- THREE BEDROOM MID-TERRACE PROPERTY
- CLOSE TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS
- INTERGRATED KITCHEN APPLIANCES

- DUAL ASPECT LOUNGE/DINER
- OFF ROAD PARKING
- GREAT SIZE GARDEN
- DECORATED TO A HIGH STANDARD THROUGHOUT
- AVAILABLE FOR LONG TERM LET



## 58 Pear Tree Road, Birmingham, West Midlands, B34 6RZ

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

**\*\*Great Size Family Home on Popular Shard End Estate\*\***

Fitted Kitchen with integrated hob/cooker, fridge and Microwave  
Downstairs W.C. and storage with space for washing machine  
and condenser dryer leading out to large rear garden.

Re-Furbished bathroom with electric shower over bath

Large dual aspect living room

Three Bedrooms complete with built in or fitted storage

**\*\*Off Road Parking for up to three cars\*\***

Available for long term let

None smokers, no pets

**\*\*VIDEO WALK THROUGH AVAILABLE NOW\*\***

### Overview and Approach



Driveway for up to two cars, bin storage and trade entrance to rear

### Entrance Hall



With under stairs storage.

### Living Room/Diner



Dual Aspect living with electric fire, two radiators, light points and sockets.



### Kitchen



With integrated, cooker, hob microwave and fridge. Space for dishwasher or chest freezer.



Downstairs WC and Utility



With storage cupboards. Connection and space for washing machine and condenser dryer

Bedroom 1



Over looking front of the property. Ceiling light point, radiator and built in storage cupboard



Bedroom 2



Over looking rear of property, with fitted wardrobe and storage



### Bedroom 3



Overlooking the front of property. Ceiling light point, radiator and storage cupboard.

### Rear Garden



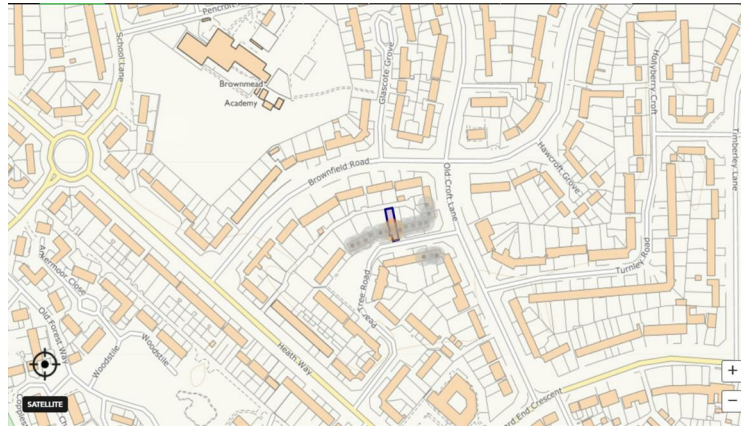
Good size rear garden, outside storage with light and electric points

### Family Bathroom



Recently re-furbished to a high standard. Low level W/C. Bath with shower over. Hand basin and heated towel rail.

### Local Area

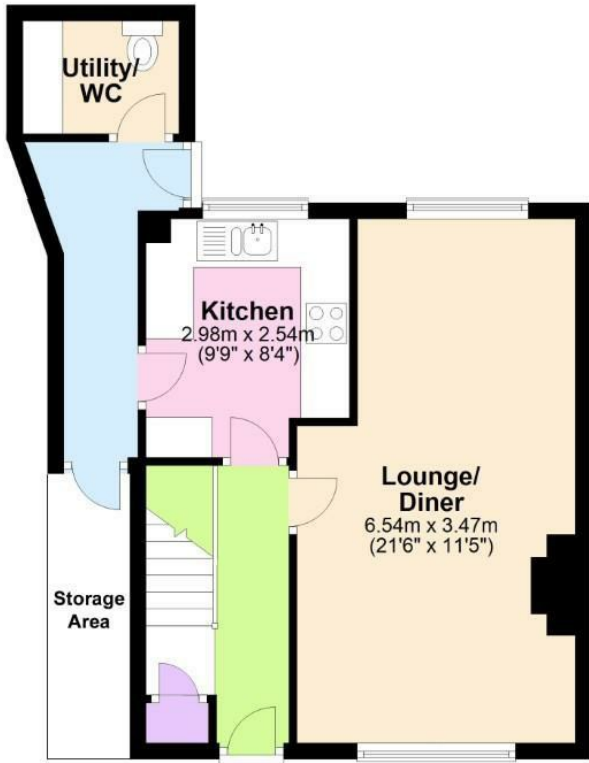


Located in Shard End, the property is in close proximity to local schools, transport links and shops.

# Pear Tree Road

## Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Total area: approx. 89.0 sq. metres (957.7 sq. feet)



PROPERTY MISEDSCRIPTIONS 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
67	81		
<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>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	