

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Pheasant Croft, Smiths Wood, Birmingham, B36 0SD

£1,250 Per Month



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**** AVAILABLE NOW ** FOUR BEDROOMS ** THREE STOREY PROPERTY ** DEPOSIT £1442 ****

This three storey property is available immediately. The property consists of a driveway to the front, entrance hallway, kitchen, downstairs WC and a fourth bedroom to the ground floor. To the first floor there is a lounge area and the third bedroom. To the second floor there is the main bedroom, bedroom two, and a family bathroom. NO BILLS INCLUDED

Front Garden/Driveway

Driveway for one vehicle, double glazed door to:-

Entrance Hallway

13'4" x 5'8" (4.06m x 1.73m)

Stairs rising to the first floor landing area, under stairs storage cupboard, radiator, and doors to:-

Downstairs WC

6'11" x 3'10" (2.11m x 1.17m)

Kitchen

12'3" x 11' (3.73m x 3.35m)

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Plumbing for a washing machine, partly tiled walls, radiator, double glazed window to the rear and a double glazed door to the side into:-

Inner Rear Porch

5'3" x 3'3" (1.60m x 0.99m)

Outside tap, panelling to the walls, and a

double glazed door to the rear allowing access to the rear garden

Bedroom Four

14'6" x 7'4" (4.42m x 2.24m)

Originally the garage area. Wood effect flooring to the front area, carpet to the rear area, radiator, and a double glazed window to the front

FIRST FLOOR

Landing

Stairs rising to the second floor landing area, storage cupboard (5'1" x 3'9") and a radiator. Doors to:-

Lounge

**14'2" max 11'2" min x 13'11" max 8'1" min
(4.32m max 3.40m min x 4.24m max 2.46m min)**

Double glazed window to the rear, radiator.

Bedroom Three

9'11" x 8'11" (3.02m x 2.72m)

Double glazed window to the front, radiator, built in storage area.

SECOND FLOOR

Landing

Loft access via the hatch area and doors to:-

Bedroom One

13'10" max 10'10" min x 11'11" (4.22m max 3.30m min x 3.63m)

Two double glazed windows to the front, radiator, wood effect flooring and a built in wardrobe with double access doors.

Bedroom Two

15'3" max 14'4" min x 8'6" (4.65m max 4.37m min x 2.59m)

Double glazed window to the rear, radiator, and wood effect flooring.

Bathroom

11'5" x 5'2" (3.48m x 1.57m)

Suite comprised of a panelled bath with an electric shower over, low flush WC and a pedestal wash hand basin. Radiator, storage cupboard housing the boiler, partly tiled walls, wood effect flooring and a double glazed window to the rear



OUTSIDE

Rear Garden

Fence borders with an access gate to the rear into the communal walkway area.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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