

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Severn Close, Smiths Wood, Birmingham, B36 0TT

£1,100 Per Month





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## Severn Close, Smiths Wood, Birmingham, B36 0TT

- Available Now
- Three Bedrooms
- One Reception Room
- Kitchen/Dining Room
- Upstairs Bathroom
- Deposit - £1269
- No Bills Included

## EPC Rating

Current:  
Potential:

## Council tax band

Band = B

\*\* DEPOSIT £1269 \*\* THREE BEDROOMS  
\*\* WALKWAY ACCESS \*\* £1100 PCM \*\*

AVAILABLE NOW -- This three bedroom mid terrace property is available now, the property is accessed via a communal walkway. The property consists of a private front garden, enclosed entrance porch, entrance hallway, lounge, kitchen/dining room and private rear garden to the ground floor. To the first floor there are THREE BEDROOMS (one double and two singles) and a bathroom with a separate WC. Energy Efficiency Rating:- Awaiting

### Approach

The property is approached via a communal walkway leading to:-

### Front Garden

Low wall border to the front and to one side, railings to the other side of the paved front garden area with a flower bed area to one corner. Storage cupboard accessed via the front of the house, double glazed French doors (one is fixed with lever operation not key) allowing access to:-

### Entrance Porch

5'11" x 3' (1.80m x 0.91m)

Double glazed windows to either side, wall mounted light, panelling to the ceiling and to one wall. Further double glazed door allowing access to:-

### Entrance Hallway

14'6" x 5'11" (4.42m x 1.80m)

Stairs rising to the first floor landing area with a storage cupboard below also housing the meters. Wood effect flooring, radiator, and doors to:-

### Lounge

12'11" x 12'1" (3.94m x 3.68m)

Double glazed window to the rear, radiator, and wood effect fireplace with a stone effect back over hearth with an electric fire inset - Please note the fire is being left as a good will gesture the landlord is not responsible for replacing or repairing this item.

### Kitchen/Dining Room

18'5" x 8'9" max 7'2" min (5.61m x 2.67m max 2.18m min)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls,

radiator, plumbing for a washing machine and a radiator. Appliances built in consists of an under unit oven with a gas hob over, double glazed bow window to the front, and a set of sliding patio doors to the rear allowing access to the rear garden area.

## FIRST FLOOR

### Landing

Loft access via the hatch area, and a double glazed window to the front, Doors to:-

### Bedroom One

14'11" x 8'4" + 6'1" x 3'4" (4.55m x 2.54m + 1.85m x 1.02m)

Double glazed window to the rear, radiator, and a walk in wardrobe area

### Bedroom Two

10'9" x 6'7" (3.28m x 2.01m)

Double glazed window to rear and a radiator

### Bedroom Three

10'9" x 6'8" (3.28m x 2.03m)

Double glazed window to the rear, and a radiator

### Bathroom

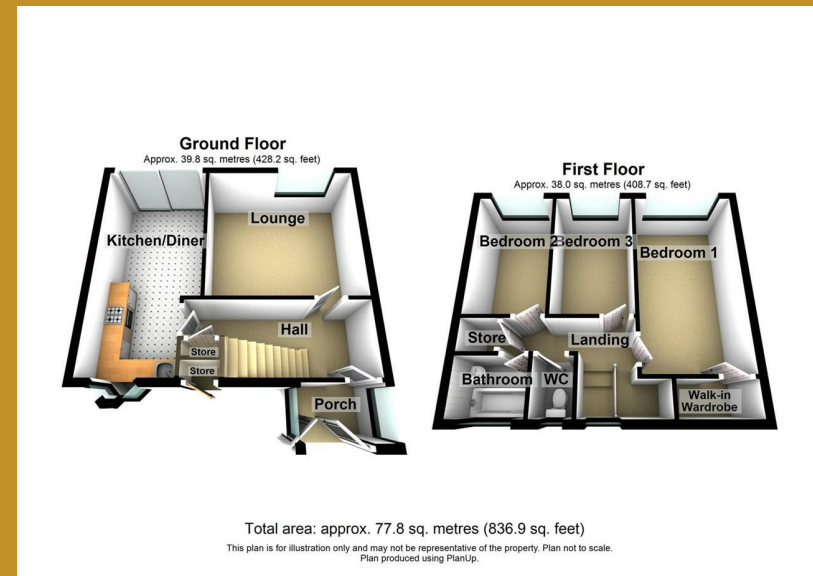
5'5" x 4'8" (1.65m x 1.42m)

Suite comprised

### WC

### OUTSIDE

### Rear Garden



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





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