

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Chilvers Grove, Kingshurst, Birmingham, B37 6EJ

£950 Per Month



£950 Per Month Chilvers Grove, Kingshurst, Birmingham, B37 6EJ

- First Floor
- Three Bedrooms
- Communal Entrance
- Modern Kitchen
- Modern Bathroom
- Available Now
- Deposit £1096.15
- Rent £950 pcm

EPC Rating

Current: D
Potential: C

Council tax band

Band = A

*** AVAILABLE August 2024 ** Deposit
£1096 ** THREE BEDROOMS ** RENT
£950 pcm ***

This THREE BEDROOM first floor flat is situated in a cul-de-sac location, and has a communal entrance area, leading to a communal hallway, private entrance door, entrance hallway, with a storage cupboard, open plan to the kitchen area, lounge leading to a balcony area, inner hallway which gives access to the three bedrooms and a modern bathroom. Energy Efficiency Rating:- D

Approach

The property is approached via the communal public footpath leading to the shared entrance area with stairs rising to the first floor accommodation.

Hallway

6'10" x 4'10" (2.08m x 1.47m)

Wood effect flooring, storage cupboard, door to the lounge and open to:-

Kitchen

10' x 6'9" (3.05m x 2.06m)

Range of wall mounted and floor standing base units with a wood effect

work surface over and a stainless steel effect sink and drainer unit. Appliances built in consist of an under unit electric oven, with an electric hob over. Plumbing for a washing machine, partly tiled walls, glass effect splash back to the cooker area, radiator, wood effect flooring and a window to the rear.

Lounge

16'8" x 10'11" (5.08m x 3.33m)

Window to the front, radiator, coving finish to the ceiling, door to the side allowing access to the balcony area, and a further internal door leading to:-

Inner Hallway

Doors to:-

Bedroom One

13'1" x 10'1" (3.99m x 3.07m)

Window to the front, radiator and a decorative dado rail to the walls

Bedroom Two

10'5" x 7'1" (3.18m x 2.16m)

Window to the rear, and a radiator.

Bedroom Three

9'3" x 6'10" (2.82m x 2.08m)

Window to the front, radiator, and

built in storage cupboard with double access doors.

Bathroom

6'9" x 6'6" aprox (2.06m x 1.98m aprox)

Suite comprised of a panelled bath with an electric shower over, low flush WC and a pedestal wash hand basin. Tile effect flooring, partly tiled walls, radiator, and a window to the rear.

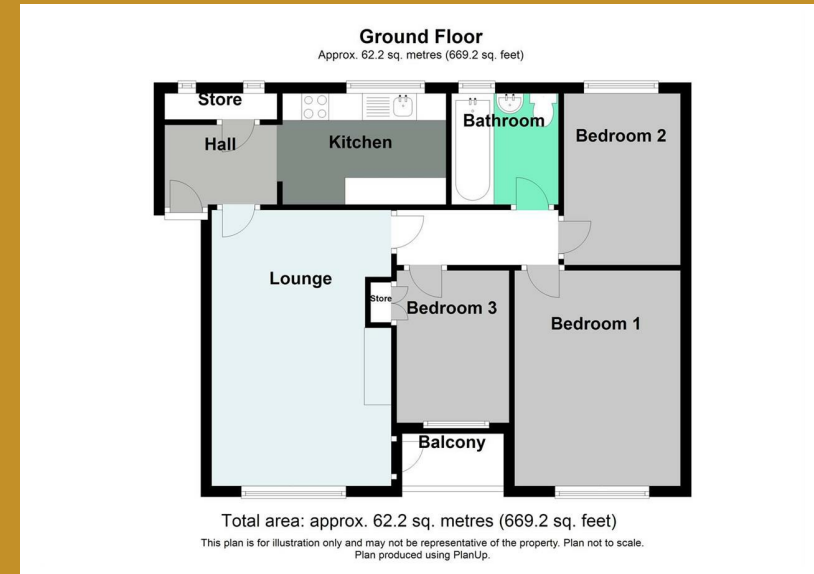
FURTHER INFORMATION

Deposit - £1096

£950.00 pcm rent payment

NO BILLS included - Tenant is responsible for ALL utility bills

Available Start of August 2024



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



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