



## 141 Warwards Lane

Birmingham, B29 7QX

£90pppw\* 1 INDIVIDUAL ROOM AVAILABLE Licensed, NLA Accredited landlord. Spacious comfortable 6 bedroom house (ALL DOUBLE BEDS). Fitted kitchen, well equipped with all appliances and integrated hob and oven, two sinks, dishwasher and microwave. Two Bathrooms one with a bath and shower over, the second is a Shower room located on the second floor. Conservatory with two large fridge/freezers, washing machine, separate tumble dryer. Comfortable, modern living area with flat screen wall mounted TV and leather sofas. South facing rear garden maintained by the landlord, with secure bike sheds and separate side entrance. A great location, 15- 20 minutes walk from the university, on main bus routes and a couple of minutes away from local shops and supermarket.

EPC Rating: D Council Tax Band: B (students exempt)

Term: 12 months Deposit: £450.00 per person

**£540 Per Week**



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[Directions](#)





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			87
(91-91) B			
(89-80) C			
(55-40) D		66	
(49-38) E			
(31-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(91-91) B			
(89-80) C			
(55-40) D			
(49-38) E			
(31-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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