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**£1,200 Per Month**

17 Nursery Drive, Bournville, Birmingham, West Midlands, B30 1DR



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\*MODERN FAMILY HOME, GREAT LOCATION, AVAILABLE NOW!\* Being offered unfurnished and available immediately, this excellent, modern home is located in this much sought-after cul-de-sac in the heart of Bournville which offers excellent access to all the area has to offer including the superb local schools, nearby parks including Rowheath park and pavilions, two nearby train stations in Kings Norton and Bournville for your commuter links and all the local shopping amenities in Bournville and Cotteridge. The house itself offers the following; front driveway and garden, hallway, converted garage, kitchen, spacious living and dining room and a rear garden. To the first floor there is an excellent main bedroom, two further bedrooms and modern bathroom. The property also benefits from full double glazing and gas central heating. To book a viewing on this property, please give the Lettings Team a call on 0121 442 4040

## Approach

The modern property is approached via a front tarmac driveway providing off street parking with front fore garden consisting of fore lawn, decorative plants and shrubs and pathway leading to composite double glazed front entry door opening into:

## Entrance Hall

With tiled floor covering, ceiling light points, central heating radiator and internal door opening into:

## Kitchen

10'5" x 8'10" (3.18 x 2.7)

With double glazed bay window to the front aspect, central heating radiator, a selection of wall and base units with roll edge work surfaces, integrated oven with four ring burner hob with stainless steel splash back and in-built extractor over, one and a half stainless steel sink and drainer with hot and cold mixer tap, space facility for dishwasher/washing machine, wall mounted Worcester Bosch boiler, space facility for fridge freezer, double glazed window to the side aspect, tiled flooring and modern spotlights.

## Home Office/Study in Converted Garage

15'3" x 8'0" (4.67 x 2.44)

With further double glazed bay window to the front aspect, laminate wood effect floor covering, modern ceiling light points and central heating radiator.

## Ground Floor WC

9'3" x 2'8" (2.84 x 0.82)

With re-fitted push button WC, wash hand basin on vanity unit with storage below and hot and cold mixer, frosted double glazed window to the side aspect, ceiling light point and tiled floor covering.

## Living/Dining Room

12'11" x 20'8" (3.96 x 6.3)

With double glazed sliding patio doors giving views and access to the rear garden, further double glazed window to the rear aspect, contemporary wall mounted column radiator,

further central heating radiator, laminate wood effect floor covering, contemporary ceiling light points, stairs with balustrades gives rise to the first floor landing and under stairs storage cupboard.

## First Floor Accommodation

From the living area turning staircase with balustrades gives rise to the first floor landing with double glazed window to the side aspect, loft access point, contemporary ceiling light fittings, door opening into over stairs storage cupboard/airing cupboard and internal doors opening into:

## Bedroom One

16'9" x 9'4" (5.13 x 2.86)

With two double glazed windows to the front aspect, central heating radiator, laminate wood effect floor covering and contemporary ceiling light points.

## Modern Bathroom

6'5" x 5'5" (1.98 x 1.66)

With a fitted bathroom suite comprising panel bath with hot and cold mixer tap and shower over, wash hand basin on vanity unit with hot and cold mixer tap, push button low flush WC, tiled floor covering, frosted double glazed window to the side aspect, ceiling light point, wall mounted heated chrome towel rail and ceiling mounted extractor fan.

## Bedroom Two

9'8" max x 8'10" max (2.96 max x 2.7 max)

With double glazed window to the rear, central heating radiator and contemporary ceiling light points.

## Bedroom Three

11'0" max x 7'10" max (3.37 max x 2.4 max)

With central heating radiator, laminate wood effect floor covering, double glazed window to the rear aspect and further contemporary ceiling light points.

## Rear Garden

With patio area with steps leading up to main garden area being laid with mainly mature lawn and being finished with panel fencing to borders.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW  
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk

