



**£1,100 Per Month**

64 Charlotte Road, Stirchley, Birmingham, West Midlands, B30 2BS



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**\*TWO BED END TERRACE\*\*AVAILABLE NOW\*** This is a spacious two bedroom end-terrace home which is just a short stroll to Stirchley's vibrant high street with all of its independent shops. bars and restaurants also only a short walk to the nearby Bournville train station with its excellent commuter links to the nearby QE Hospital, University of Birmingham and the City Centre only being a few stops away. The property itself offers an abundance of charm and character, with a wonderful garden and lots of period details. The accommodation on offer briefly comprising; fore garden, front reception room, rear living room, modern fitted kitchen and a lovely mature rear garden. To the first floor there are two good bedrooms and a modern bathroom. To arrange your viewing, please contact the Lettings Team on 0121 442 4040!

## Approach

This two bedroom end of terrace property is approached via a front wall with block paved front garden leading to a double glazed composite front entry door with double glazed window above opening into:

## Front Reception Room

10'9" to recess x13'3" to bay (3.3 to recess x4.05 to bay)  
With double glazed bay window to the front aspect, in-built storage to bay, in-built meter storage cupboards, wall mounted cupboard, cornice to ceiling, dado rail, central heating radiator and open archway and step leading into:

## Rear Reception Room

With double glazed window to the rear aspect, ceiling light point, cornice to ceiling, laminate floor covering, central heating radiator, dado rail and step into:

## Inner Lobby

With door opening into under stairs storage cupboard, stairs giving rise to the first floor, central heating radiator, red quarry tiled effect floor covering and open walkway into:

## Kitchen

11'5" x 7'4" (3.48 x 2.25)  
With a modern selection of matching wall and base units with work surfaces over, integrated four ring burner gas hob, integrated Indesit oven and extractor over, tiling to splash backs, red quarry tiled floor covering, integrated fridge and freezer, frosted double glazed exterior door giving access to the rear garden, ceiling light point, double glazed window to the side aspect, inset ceramic sink with hot and cold mixer tap and space facility for washing machine.

## First Floor Accommodation

From the inner lobby stairs gives rise to the first floor landing with double glazed window to the side aspect, over stairs boiler cupboard housing Worcester Bosch combination boiler, ceiling light point, loft access point and interior doors opening into:

## Bedroom One

11'1" x 10'9" (3.4 x 3.3)  
With double glazed window to the front aspect, central heating radiator and ceiling light point.

## Bedroom Two

12'1" x 8'0" (3.7 x 2.44)  
With double glazed window to the rear aspect, central heating radiator and ceiling light point.

## Bathroom

11'9" x 6'11" (3.6 x 2.12)  
With a p-shaped panel bath with mains power shower over and glass shower screen, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, low flush WC, frosted double glazed window to the rear aspect, central heating radiator and a ceiling light point.

## Rear Garden

With a block paved side return with raised rear patio with hard standing for garden shed and step leads down to main garden area with lawns, further garden shed, paneling to borders and mature trees.

## 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

