Lettings & Property Management









Water Mill Crescent, Sutton Coldfield, B76 2QN £975 PCM

- Two bedroom terrace
- · Living room
- Main bathroom
- Parking
- · Council tax C

- Modern kitchen/diner
- Main bedroom with en-suite
- Rear garden
- EPC C
- Available end of September









# **Entrance Hallway**

With door to WC and door to Lounge.

#### Lounge

With feature fireplace, storage cupboard, window to fore and door to Kitchen / Diner to rear.

# Kitchen / Diner

Fitted kitchen with fridge / freezer, cooker with extractor, space for washing machine. Space for dining area. Doors leading to rear garden and stairs to first floor.

# First Floor

Landing with doors leading to

### Bedroom 1

Double bedroom with built in wardrobes, window to fore an door to ensuite shower room.

### **Ensuite**

With shower, wash hand basin and WC.

#### Bedroom 2

Single bedroom with window to rear.

# **Bathroom**

Comprising of bath with shower attachment, wash hand basin and WC.

# Rear garden

Rear garden with patio area.

# **Parking**

Two parking spaces outside the property.

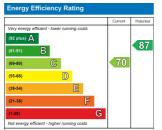
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		Current	Potential
Very environmentally friendly	lower CO2 emissions		
(92 plus) 🔼			
(81-91)			
(69-80) C			
(55-68)			
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly -	hinhar CO2 amissings		