

ACRES

Lettings Office: 28 Beeches Walk, Sutton Coldfield, B73 6HN
☎ 0121 312 4997 ✉ lettings@acres.co.uk

@ www.acres.co.uk

- Semi detached house
- Three spacious bedroom
- Large living room
- Modern kitchen
- Private rear garden
- Great location
- Council Tax Band B



TANSLEY ROAD, , B44 0DJ - £1,200 (FROM) PCM

Acres Residential Lettings are thrilled to bring to market this charming three bedroom semi detached house situated in Kingstanding. This lovely home offers spacious and modern living through-out ideal for families, or professionals.

On the ground floor, you'll find a large living room with plenty of natural light, a modern fitted kitchen with good storage and workspace and a contemporary downstairs bathroom finished to a high standard.

Upstairs features three good sized bedrooms, all well presented and perfect for family living.

Outside, the property benefits from a private rear garden ideal for relaxing or entertaining.

Additional Information:

Deposit: £1,384.61 (protected under a government approved tenancy deposit scheme)

Tenure: Assured Shorthold Tenancy Agreement

Council Tax Band: B

EPC: D

Utilities/Bills: Not included

Tenant Fees: A holding deposit equivalent of up to one week's worth of rent of £276.92 may be required to secure the property. This will be put towards the rent or deposit once the tenancy starts, this is refundable unless the applicant withdraws or fails referencing." No other tenant fees to secure the property apply.

Viewings: Available weekdays and Saturdays by appointment. Please contact Acres Residential Lettings

Broadband and mobile coverage may vary by provider and location. Tenants are advised to check availability with their chosen providers. Ofcom provides an independent coverage and broadband checker at www.ofcom.org.uk.

We are a member of a government-approved Client Money Protection (CMP) scheme.

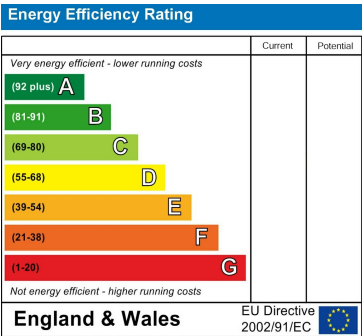
"All required safety certificates for the property (gas, electrical, etc.) will be provided to the tenant at the start of the tenancy."

This property is marketed in accordance with all relevant UK housing legislation and consumer protection laws. A valid EPC is available, and all required safety certificates will be provided before the tenancy begins. We are an equal opportunity housing provider.



COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 312 4997



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.