



**EARLES**  
TRUSTED SINCE 1935



**160 Brays Road**  
**Birmingham, B26 2PP**  
**£1,095 PCM**

A recently refurbished two bedroom property in a great location near to a good range of shops, facilities and transport links. The property briefly comprises; porch, entrance hall, reception room and kitchen/diner to the ground floor. Upstairs there are two bedrooms and bathroom. Further benefiting from gas central heating, double glazing, driveway parking and rear garden.

#### AVAILABLE NOW

##### Entrance Hall

Double glazed windows to the front and side and a UPVC opaque double glazed door to the hallway, stairs to the first floor and door leading to:

##### Lounge

Double glazed half bay window to the front, radiator, power and light points and door to:-

##### Kitchen/Dining Room

The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, space and plumbing for other appliances and a wall mounted boiler. UPVC double glazed door to the rear garden, double glazed window to the rear, radiator, door to the under stairs storage cupboard, laminate flooring, power and light points

##### Bedroom One

Double glazed half bay window to the front, radiator, power and light points

##### Bedroom Two

Double glazed window to the rear, radiator, power and light points

##### Bathroom

Fitted with a paneled bath with a mixer shower over and shower screen, pedestal sink and a low level flush WC.

Tiling to splash prone areas, opaque double glazed window to the rear, radiator, extractor fan and ceiling spot lights

##### Outside

The rear garden is paved for ease of maintenance with a shrub border. There is a gated side access leading to the front of the property and fencing to the perimeters.

##### General Information

Services: Gas, Water, Electricity and Drainage are connected to the property.

Council Tax: Birmingham City Council- Council Tax Band- C

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

For more information visit:  
<https://checker.ofcom.org.uk/>

Viewing: Strictly by prior appointment through Earles on 01564 794343.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS ([www.tds.gb](http://www.tds.gb))

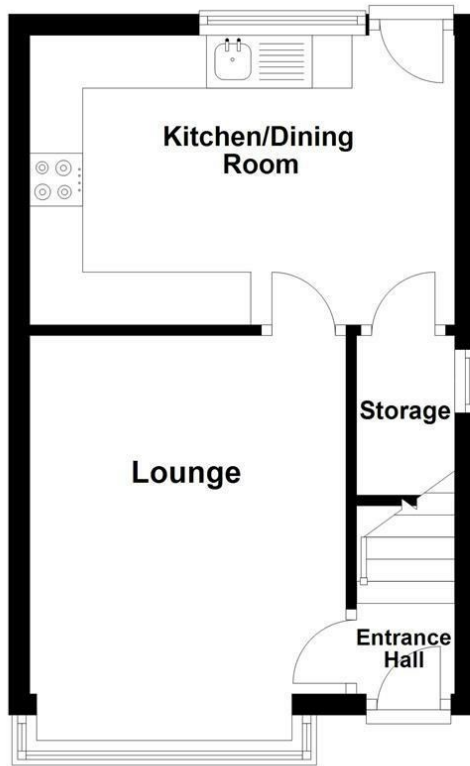
A holding deposit, equivalent to 1 weeks rent will be required upon application.

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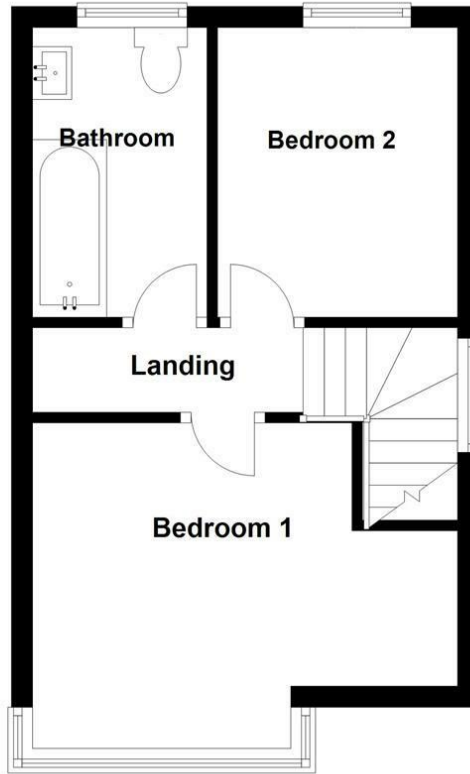
## Ground Floor

Approx. 25.6 sq. metres (275.2 sq. feet)



## First Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



Total area: approx. 51.3 sq. metres (552.2 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

