



## 170 The Avenue, Acocks Green, Birmingham, B27 6NR

*A recently refurbished mid-terraced property comprising; three bedrooms, one bathroom, two reception rooms, kitchen, utility area and low maintenance rear garden.*

*Available from September - this is to be confirmed.*

*Located on a popular road in Acocks Green, this property is within close proximity to a range of amenities including 'Acocks Green' railway station, a number of shops and restaurants, and both primary and secondary schools. It is also within easy access of the A41 which, in turn, provides links to the M6, M40 and M42 motorways. The property is also conveniently located for Solihull and Birmingham further afield.*



**£1,195 Per Month**

This property is set back from the road behind a low brick wall and wrought iron gate, which leads to a paved foregarden. The part glazed front door opens into:

### Entrance Hall

15'8" x 2'11" (4.80m x 0.90m)

With staircase rising to the first floor and radiator.

### Front Reception Room

12'5" (plus bay window) x 9'10" (3.80m (plus bay window) x 3.00m)

Feature coving to ceiling, UPVC double glazed bay window to the front, and radiator.

### Rear Reception Room

13'1" x 12'1" (4.00m x 3.70m)

Feature coving to ceiling, UPVC double glazed bay window to the rear, door to the kitchen, and radiator. Door to:

### Understairs Storage Cupboard

### Kitchen

9'10" x 7'2" (3.00m x 2.20m)

Newly refitted; with UPVC double glazed window to the side, a range of wall, drawer and base units with roll top laminate work surface over, inset stainless steel sink unit with chrome mixer tap over, freestanding "Beko" cooker, "Logik" fridge-freezer, tiling to splashbacks, and radiator. Opening into:

### Utility Area

7'2" x 2'11" (2.20m x 0.90m)

Part glazed door leading to the garden, and a run of roll top laminate work surface with space and plumbing for a washing machine. Door to:

### Bathroom

7'2" x 5'6" (2.20m x 1.70m)

Newly refitted; with obscure UPVC double glazed window to the side, 3-piece suite comprising; panelled bath with mains fed shower over and glazed screen, low level WC, pedestal wash hand basin with chrome mixer tap over, extractor fan, tiling to splashbacks, and radiator.

### First Floor Landing

With radiator, doors to all bedrooms and further door to:

### Storage Cupboard

Housing the wall mounted "Baxi" gas-fired combination boiler.

### Bedroom One

15'1" x 12'5" (4.60m x 3.80m)

Two UPVC double glazed windows to the front, and radiator.

### Bedroom Two

12'1" x 9'10" (3.70m x 3.00m)

UPVC double glazed window to the rear, and radiator.

### Bedroom Three

9'10" x 7'6" (3.00m x 2.30m)

UPVC double glazed window to the rear, built-in storage cupboard, and radiator.

### Low Maintenance Rear Garden

Paved and stoned areas with borders of mature plants and shrubs, and bound on three sides by timber fencing. There is also a timber garden shed.

### Additional Information

Services:

All mains services are connected to the property.

Council Tax:

Birmingham City Council - Band B

Viewing:

Strictly by prior appointment with Earles (01564 794 343).

A holding deposit, equivalent to 1 weeks' rent, is required.

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

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			85
(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	

