



26 Bird Brook House, Bird Brook Close, Wednesbury, WS10 8NB

Available immediately, this modern two bedroomed first floor apartment is set within secure gated grounds with allocated parking. Access is via a communal entrance leading to the property which briefly comprises; Living Room/Dining Area, Fitted Kitchen, Two Bedrooms and Bathroom.

Bird Brook Close is conveniently situated in the 'heart of Darlaston', within close proximity to numerous amenities and public services offered by the Town Centre and is also close to a choice of local schools and excellent transport links.



£700 PCM Per Month



JOHN EARLE

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Entrance Hall

Having wooden entrance door, Security Intercom, ceiling light point, central heating radiator, central heating control, storage cupboard housing the use board and three doors leading to the open plan Lounge/Kitchen, two bedrooms and Bathroom

Open Plan Lounge/Kitchen/Diner

20'8" max x 13'2" max (6.32m max x 4.02m max)

Lounge/Dining area having a Juliette balcony with UPVC French Door, double glazed window overlooking the front, two central heating radiators, two ceiling light points, television and aerial points, central heating boiler

The Kitchen area, having 4 down lights and ceramic tiling to floors, has a range of a matching Beech effect cupboards comprising of base units and drawers with roll edge heat resistant work surface with matching upstand over and appliance recess under, wall cabinets, bowl and a half stainless steel sink with mixer tap over, 4 ring gas hob with stainless steel extractor hood over, integrated Electrolux double electric oven

Bedroom 1

13'3" max x 9'7" (4.05m max x 2.94m)

Having UPVC double glazed window overlooking the side with central heating radiator under, centre ceiling light point, BT and aerial points

Fitted Bathroom

6'7" x 6'9" max (2.03m x 2.08m max)

Having ceramic tiled flooring and a matching white suite comprising; pedestal wash hand basin with tiled splash back, low level W.C.,, panelled bath with ceramic tiling to walls, mains fed shower over and glass shower screen to side, ceiling light point, extractor fan, heated towel rail and electric shaver point.

Bedroom 2

9'10" max into corner x 11'2" max into corner (3.01m max into corner x 3.41m max into corner)

Angulated room having UPVC French Door and Juliette balcony to side, central heating radiator, ceiling light point, BT and aerial points

Parking

Allocated parking space for number 26.

Additional Information

Services:

Mains gas, electricity, water and drainage are connected to the property.

Council Tax:

Walsall Borough Council - Band A

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

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

Viewing:

Strictly by appointment with John Earle: 01564 794 343.

A dilapidations deposit is applicable, equivalent to 5 week's rent - this will be registered with the TDS www.tds.gb.

John Earle is a Trading Style of John Earle & Son LLP
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