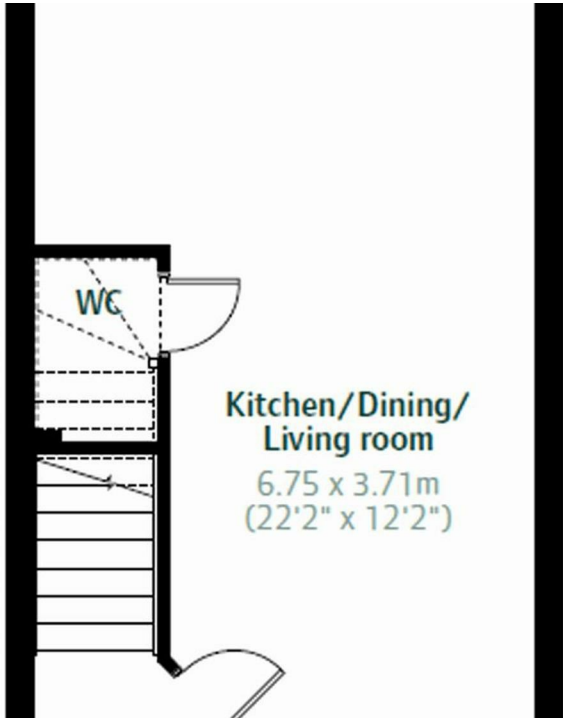
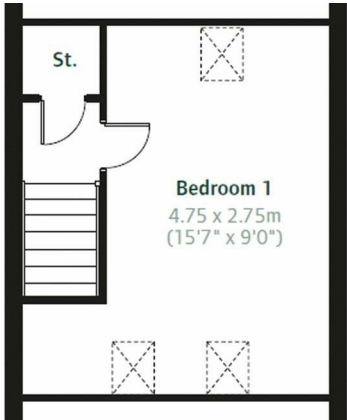
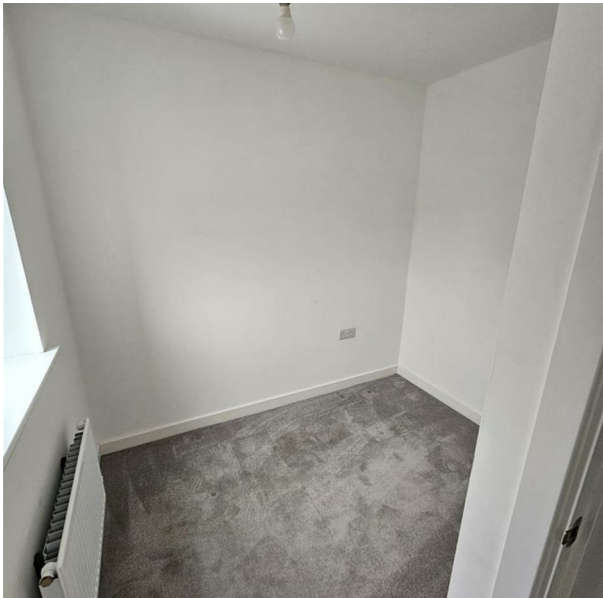


Brookes Lane, Hemlington, TS8 9GE
£900
Council Tax Band:



*Modern Three bedroom House Available for Rent**Long-Term Let Preferred**Excellent Condition**Extremely Popular Location**Three Bedrooms**Modern Fitted Kitchen**Downstairs Toilet** Modern Family Bathroom**Parking for Two Cars**Enclosed Rear Garden**Double Glazing**EPC B**Council Tax C** Available Mid October 2025

This delightful three-bedroom house offers a perfect blend of modern living and comfort. Built in 2021, the property is in excellent condition,

Upon entering, you are welcomed into a spacious living and kitchen area that provides a warm and inviting atmosphere.

The modern kitchen includes a range of fitted base and wall units with matching work surfaces and tiled splashbacks. Appliances to include: a single electric oven; a four-ring gas hob with a concealed extractor hood and plumbing for a washing machine. French-style double-glazed doors open onto the rear garden. There is also a downstairs toilet.

The three bedrooms are generously sized (two double and one single) allowing for ample natural light. The modern bathroom is in excellent condition.

The property benefits from parking for two cars and a private enclosed rear garden.

This property is a wonderful opportunity for those looking to settle in a modern home with all the conveniences of contemporary living. The location offers close proximity to schools and local amenities. It also has excellent transport links. Available mid October 2025



Open House Birmingham North West



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | |
| (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 | |