



## 4576t Bird Close, Birmingham, B12 9AP

### £1,950 Per Calendar Month



As you enter the hall, relax or entertain in the fantastically designed spacious open-plan dining and living area. An L shaped kitchen is located adjacent to the living area that features a convenient separate utility room.

A W/C, storage room and central French doors to the garden perfectly finish the ground floor.

Upstairs, a family bathroom is shared by a well-proportioned single and double bedroom to the rear of the home overlooking the garden. The master bedroom, located to the front, offers an en-suite bathroom and wardrobe space.

Gym available to use

Concierge, cinema room and residential lounge available to use from Q1 2025

- Open-plan dining and family area
- Ground floor W/C
- Ground floor storage
- Patio doors
- Three bedrooms
- Family bathroom
- 2 Bathroom 3 Toilet

Terrace 06, 07, 08, 11

#### GROUND FLOOR

Kitchen/Diner/Living room  
6.87m max x 7m max (22' 6" max x 22' 11" max)  
FIRST FLOOR

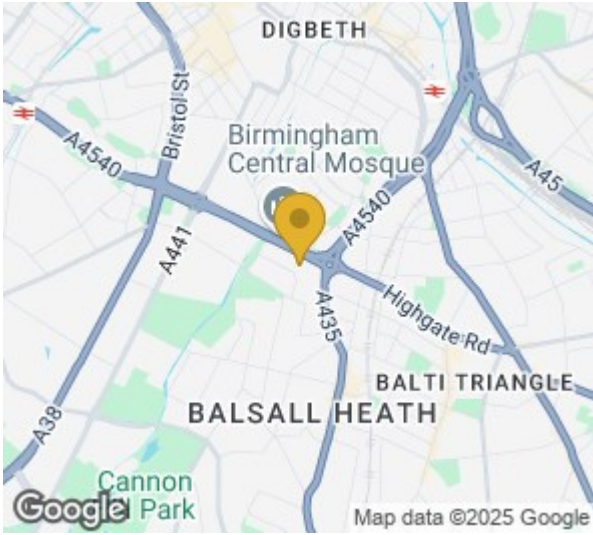
Master Bedroom  
3.95m x 2.79m (12' 11" x 9' 1")

#### Viewing

Please contact our MasonKnight Properties Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		97	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.