



CROSS FARMS LANE

BIRMINGHAM, B45 9UB

£950 PCM

Well Presented End Terraced House | Three Bed, One Bath | Part Furnished |
Spacious Lounge | Separate Kitchen/Dining Area | Double Glazing | Off Road
Parking | Gas Central Heating | Available 8th December

Council Tax Band: B EPC: E



Well Presented End Terrace House | Three Bed, 1 Bath | Part Furnished |

Kitchen/Diner | Off Road Parking

CROSS FARMS LANE

This well-presented three-bedroom, one-bathroom end-terraced property is offered part furnished and provides

spacious accommodation throughout. The home features a welcoming lounge, a modern kitchen/diner, and a family bathroom.

Further benefits include double glazing, gas central heating, a rear garden, and off-road parking.

Located in a popular residential area, the property offers comfortable living with easy access to local amenities, schools, and transport links.

Area highlights:

- Situated in the suburb of Rubery / Rednal, the location offers a good mix of residential peace and local amenities, with shops, cafés and services close by.
- Excellent transport links: easy access to major roads such as the A38, M5 & M42 for commuting, and the nearby station at Longbridge helps with getting into Birmingham city Centre.
- Surrounded by green spaces and good local schools: the location

allows for a comfortable family lifestyle in a suburban setting.

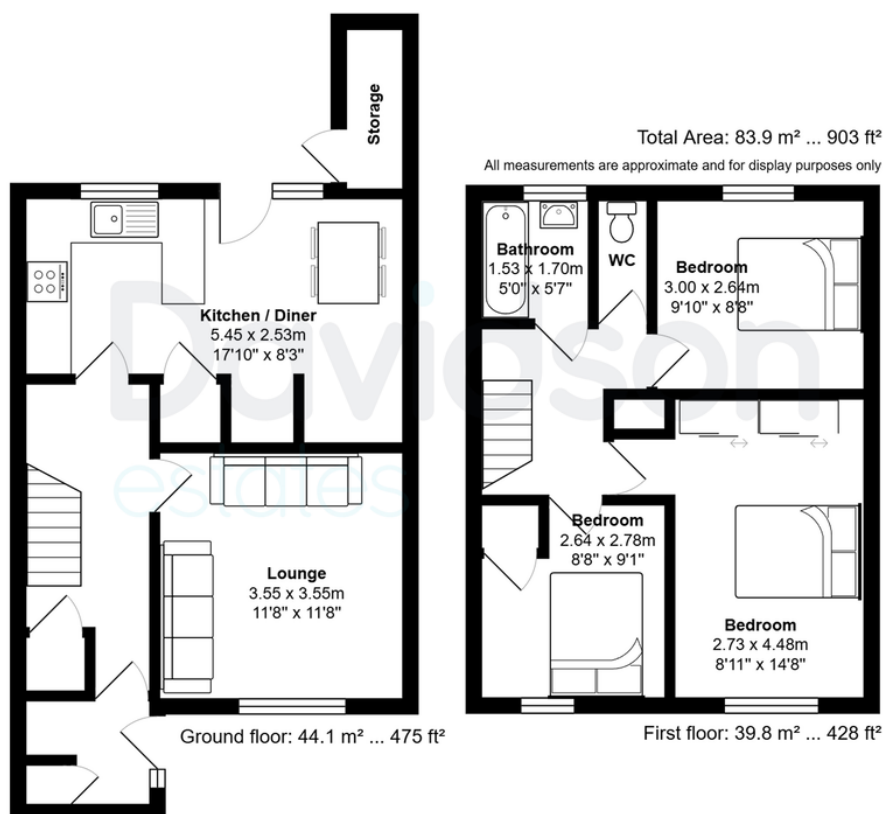
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EPC Rating: E



Double Glazing Throughout | Gas Central Heating | Available 8th December | |





Floorplan measurements are for illustrative purpose only. Floor plan by www.sebastiano.co.uk.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements