

## 12 Packwood Close, Bentley Heath, Solihull, B93 8AW



## Monthly Rental Of £1,650

- Three Bedroomed Family Home
- Double Glazed & Central Heating
- Two Bathrooms & Conservatory
- Off Road Parking
- EPC Rating: C Council Tax Band C
- Fitted Kitchen With Appliances

**100<sup>TH</sup>**  
ANNIVERSARY  
CENTENARY YEAR 2024  
COTTONS

#### Company Details:

Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

#### Partners:

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Stephen D. Sutton B.Sc. (Est Man) FRICS  
Stuart A. Gibbs MARLA  
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#### Associate Partners:

Ian M. Axon ANAVA  
MaryJane Davies

#### Consultant:

Kenneth F Davis FRICS

Cottons are delighted to offer a stunning three bedroomed property to let in Bentley Heath. The accommodation is ideally suited to a family and includes; a spacious lounge, fitted breakfast kitchen with appliances (double oven, hob and extractor hood). In addition to this the ground floor also offers a large conservatory with light, power and heating, plus a ground floor shower room W.C. The first floor includes three bedrooms & modern family bathroom suite. The rear garden overlooks allotments to the rear and has a garden tap and a timber-built storage shed. Parking to the front easily accommodates two vehicles; the property is double glazed and has gas central heating as well as an EPC Rating of C. Council Tax Band C (Solihull). Holding Deposit £380.00 Security Deposit £1900 For a full breakdown of permitted fees, please visit our website, [cottons.co.uk](http://cottons.co.uk) or use the following link: <https://www.cottons.co.uk/wp-content/uploads/2019/05/Cottons-Tenant-fee-1.6-1.pdf>

## ACCOMMODATION

### Entrance Hallway 13' 5" x 6' 5" (4.09m x 1.96m)

Having a double-glazed entrance door, ceiling mounted spot lights, gas central heating radiator with useful under-stairs storage.

### Lounge 13' 10" x 11' 11" (4.22m x 3.64m)

Having sunken ceiling spot lights, feature fire place, double glazed bow window the front aspect and a gas central heating radiator.

### Fitted Breakfast Kitchen 14' 9" x 8' 5" (4.50m x 2.57m)

Having tiled walls and floor, ceiling mounted light point, heated towel rail, double sized shower cubical as well as a close-coupled W.C. and pedestal hand wash basin.

### Conservatory 17' 6" x 9' 5" (5.33m x 2.86m)

A UPVC conservatory, with partial brick walls, double glazed doors to the passageway and garden, plus two ceiling mounted light points, a gas central heating radiator and door to the ground floor shower-room.

### Ground Floor Shower Room 10' 6" x 5' 4" (3.21m x 1.63m)

Having tiled walls and floor, ceiling mounted light point, heated towel rail, double sized shower cubical as well as a close-coupled W.C. and pedestal hand wash basin.

### First Floor Landing 6' 8" x 9' 0" (2.03m x 2.74m)

With a ceiling mounted light point, access to the loft (not inspected) and doors radiating off to...

### Bedroom One 13' 9" x 11' 11" (4.18m x 3.63m)

With a ceiling mounted light point, double glazed window to the front, gas central heating radiator and fitted wardobes.

### Bedroom Two 16' 3" x 9' 1" (4.95m x 2.78m)

With a ceiling mounted light point, double glazed window to the front, and gas central heating radiator.

### Bedroom Three 8' 11" x 8' 0" (2.73m x 2.43m)

With a ceiling mounted light point, double glazed window to the front, gas central heating radiator and a built-in single bed frame.

### Family Bathroom 7' 7" x 6' 5" (2.31m x 1.95m)

Having a ceiling mounted light point, double glazed window, heated towel rail and a three-piece suite comprising; a panelled bath with shower over, close coupled W.C and pedestal wash had basin.

### Outside

The property features a tarmacadam drive to fore and a mature lawned garden with paved patio to rear.



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**Ground Floor**  
For illustrative purposes only, not to scale.



**First Floor**  
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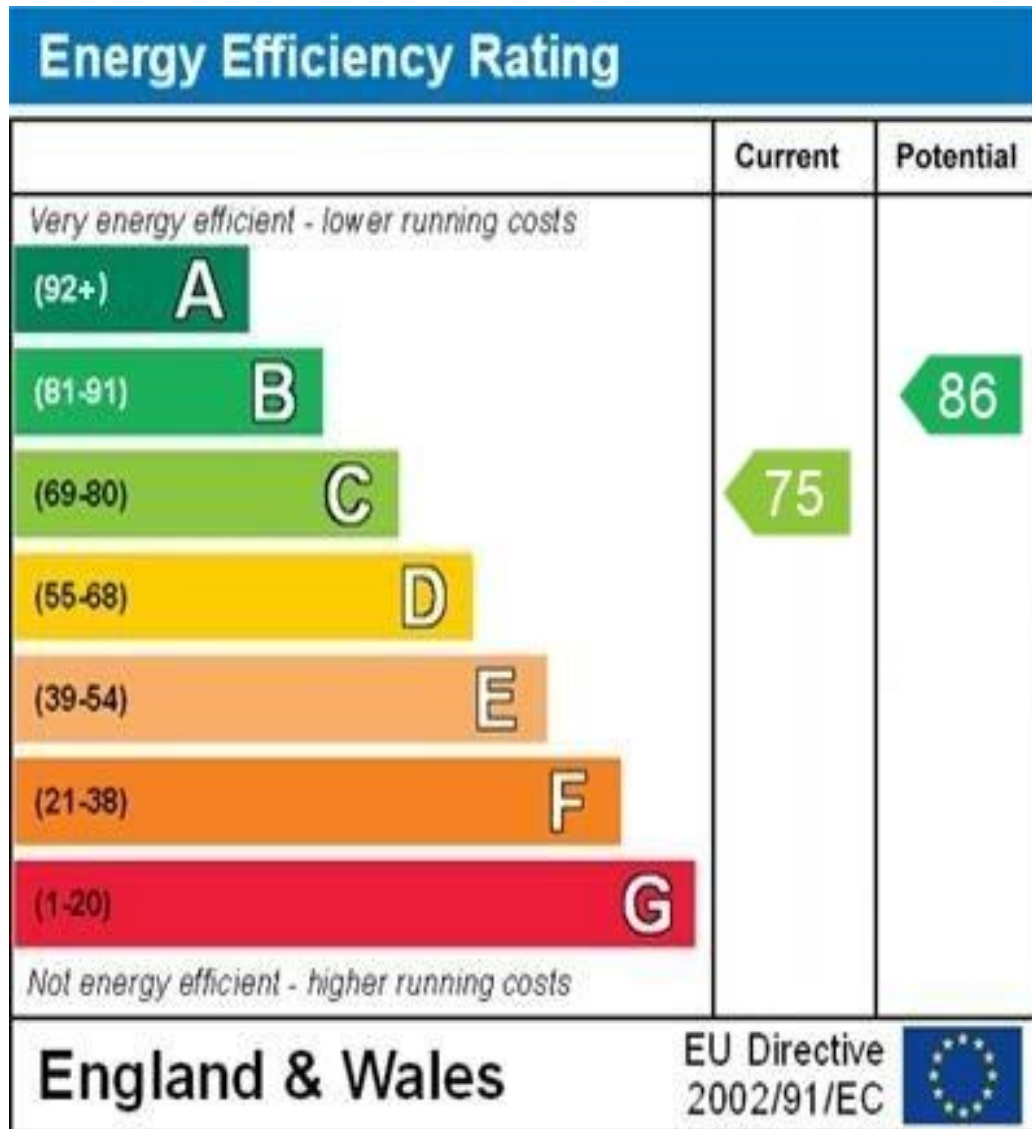
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**Property Tenure**  
Freehold

**Council Tax Band**  
C

**EPC Rating**  
C

**Location**

The property is conveniently located approximately 1.8 miles from the Monkspath interchange (M42), 0.29 miles from Bentley Heath Primary School and 1.3 miles from Dorridge Park.



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