

241 Shenstone Road, Edgbaston, Birmingham, B16 0PG



Monthly Rental Of £1,100

- Two Bedroomed
- First Floor En-suite/Dressing Room
- Gas Central Heating
- Ground Floor Bathroom
- Double Glazed
- EPC Rating: D Council Tax Band A

100TH
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:

Andrew J. Barden MRICS FNAVA
Richard D. Longden B.Sc. (Hons.) MRICS
Stephen D. Sutton B.Sc (Est Man) FRICS
Stuart A. Gibbs MARLA
John Day FRICS FNAVA
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Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

Associate Partners:

Ian M. Axon ANAVA
MaryJane Davies

Consultant:

Kenneth F Davis FRICS

A superb, two bedroomed traditional terraced house, the property has two bedrooms, a ground floor bathroom, first floor en-suite and dressing room. The property has double glazing plus gas fired central heating. Ideally situated for access to Bearwood, Smethwick, Edgbaston and Lightwoods Park. Viewing is essential. EPC Rating: D Council Tax Band: A. Security Deposit £1269.00 Holding Deposit £253.00. For a full breakdown of permitted fees and charges, please visit our website: <https://www.cottons.co.uk>

ACCOMMODATION

Reception One 13' 1" x 11' 5" (3.99m x 3.48m)

With Ceiling mounted light point double glazed window to fore and wall mounted gas central heating radiator.

Reception Two 15' 5" x 11' 4" (4.70m x 3.45m)

With Ceiling mounted light point double glazed window to rear and wall mounted gas central heating radiator.

Fitted Kitchen 12' 0" x 6' 2" (3.66m x 1.88m)

With Ceiling mounted light point double glazed window to side aspect and wall mounted gas central heating radiator, with an array of fitted wall and base mounted units & space for appliances.

Ground Floor Bathroom W.C. 8' 4" x 5' 9" (2.54m x 1.75m)

With Ceiling mounted light point double glazed window to side aspect and wall mounted gas central heating radiator, fitted with a three-piece suite comprising; panelled bath with shower over, close coupled W.C. and pedestal wash hand basin.



First Floor Landing

Comprising; a ceiling mounted light point, doors to bedrooms one & two.

Bedroom One 11' 2" x 11' 5" (3.40m x 3.48m)

With Ceiling mounted light point double glazed window to fore and wall mounted gas central heating radiator.



Bedroom Two 12' 4" x 11' 5" (3.75m x 3.48m)

With Ceiling mounted light point double glazed window to rear and wall mounted gas central heating radiator, interconnecting doorway leading to the dressing room and en-suite.

Dressing Room & Ensuite 12' 0" x 6' 1" (3.66m x 1.85m) Overall measurement of Area

Interconnecting from bedroom two, Dressing room has a Ceiling mounted light point, gas central heating radiator and doorway through to the en-suite.

En-suite: With Ceiling mounted light point double glazed window to rear and wall mounted gas central heating radiator, fitted with a shower cubicle, pedestal hand wash basin and close coupled W.C.



Outside

Having a small walled courtyard immediately to the front of the property and a further small paved rear yard.

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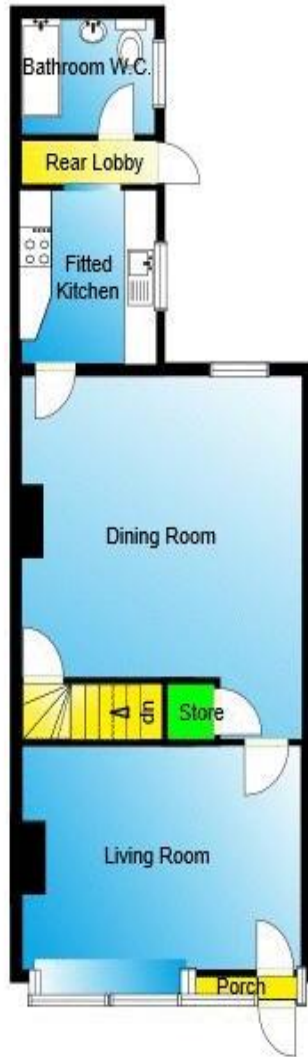
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Ground Floor
For illustrative purposes only, not to scale.



First Floor
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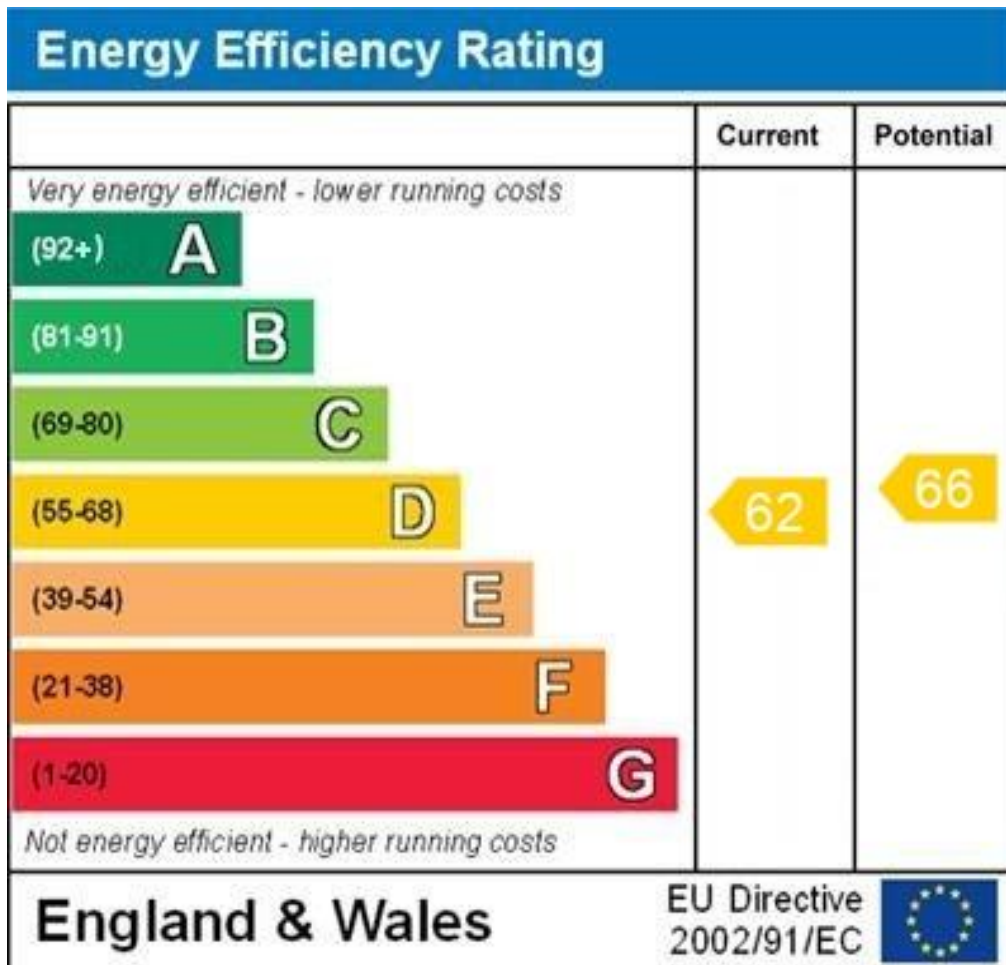
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Property Tenure: Freehold

Council Tax Band: A

EPC Rating: D



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