

## 816 Pershore Road, Selly Park, Birmingham, B29 7LS



## Monthly Rental Of £1,050

- Mid-terraced Property
- Gas Central Heating
- Shower-Room W.C.
- Three Bedrooms
- Two Reception Rooms
- EPC Rating D Council Tax Band

**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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#### Associate Partners:

Ian M. Axon ANAVA  
MaryJane Davies

#### Consultant:

Kenneth F Davis FRICS

A traditional three bedroomed terraced property, offering well proportioned accommodation comprising; two reception rooms, kitchen and ground floor bathroom W.C. The first floor offers two double bedrooms. A third double bedroom can be found on the second floor. The property has gas fired central heating, partial double glazing and has a rear garden. Security Deposit £1125.00. Holding Deposit £225.00 EPC Rating: 57 D Council Tax Band B. For a full breakdown of permitted fees, please visit our website, [cottons.co.uk](http://cottons.co.uk)

## ACCOMMODATION

### Reception One 11' 2" x 11' 2" (3.41m x 3.40m)

With Double glazed bay to fore, gas central heating radiator, ceiling mounted light point and door leading past under-stairs area through to the dining room.

### Reception Two 13' 0" x 11' 2" (3.95m x 3.41m)

With double glazed window to the rear aspect, gas central heating radiator, ceiling mounted light point and doors to the staircase and kitchen.

### Anti-space

With a ceiling mounted light point, stairs to the second floor bedroom and doors to shower-room, as well as bedrooms one and three.

### Fitted Kitchen 8' 4" x 5' 6" (2.55m x 1.67m)

With a double glazed window overlooking the side yard aspect, gas central heating radiator, ceiling mounted light point and a range of base and wall mounted units, plus a timber framed door to the rear and space for appliances.

### Hall

With a ceiling mounted light point, stairs to the second floor bedroom and doors to shower-room, as well as bedrooms one and three.

### Bedroom One 11' 2" x 11' 3" (3.41m x 3.43m)

With a double-glazed window overlooking Pershore Road, gas central heating radiator, ceiling mounted light point and useful built in storage cupboard.

### Bedroom Three 11' 3" x 7' 4" (3.42m x 2.23m)

With a double-glazed window over-looking the rear garden aspect, gas central heating radiator and a ceiling mounted light point.

### Shower-Room 11' 2" x 4' 0" (3.40m x 1.21m)

With ceiling mounted light point, gas central heating radiator, pedestal hand wash basin, close coupled W.C. and shower cubicle with electric shower.

### Bedroom Two (Second Floor) 14' 2" x 11' 5" (4.31m x 3.47m) (Limited headroom in certain sections of the bedroom)

Located upon the second floor, this bedroom comprises; a timber framed single glazed dormer window overlooking Pershore Road, a gas central heating radiator and ceiling mounted light point.



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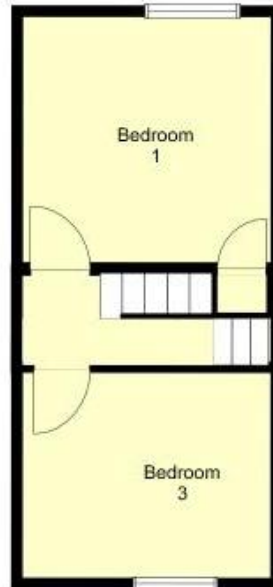
Kenneth F Davis FRICS

100<sup>TH</sup>

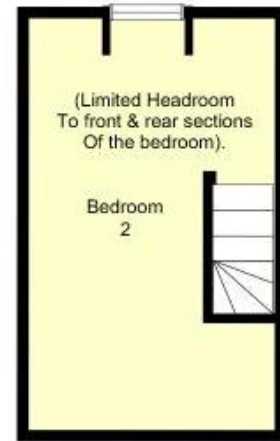
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**Ground Floor**  
For illustrative purposes only  
not to scale.



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



**Second Floor**  
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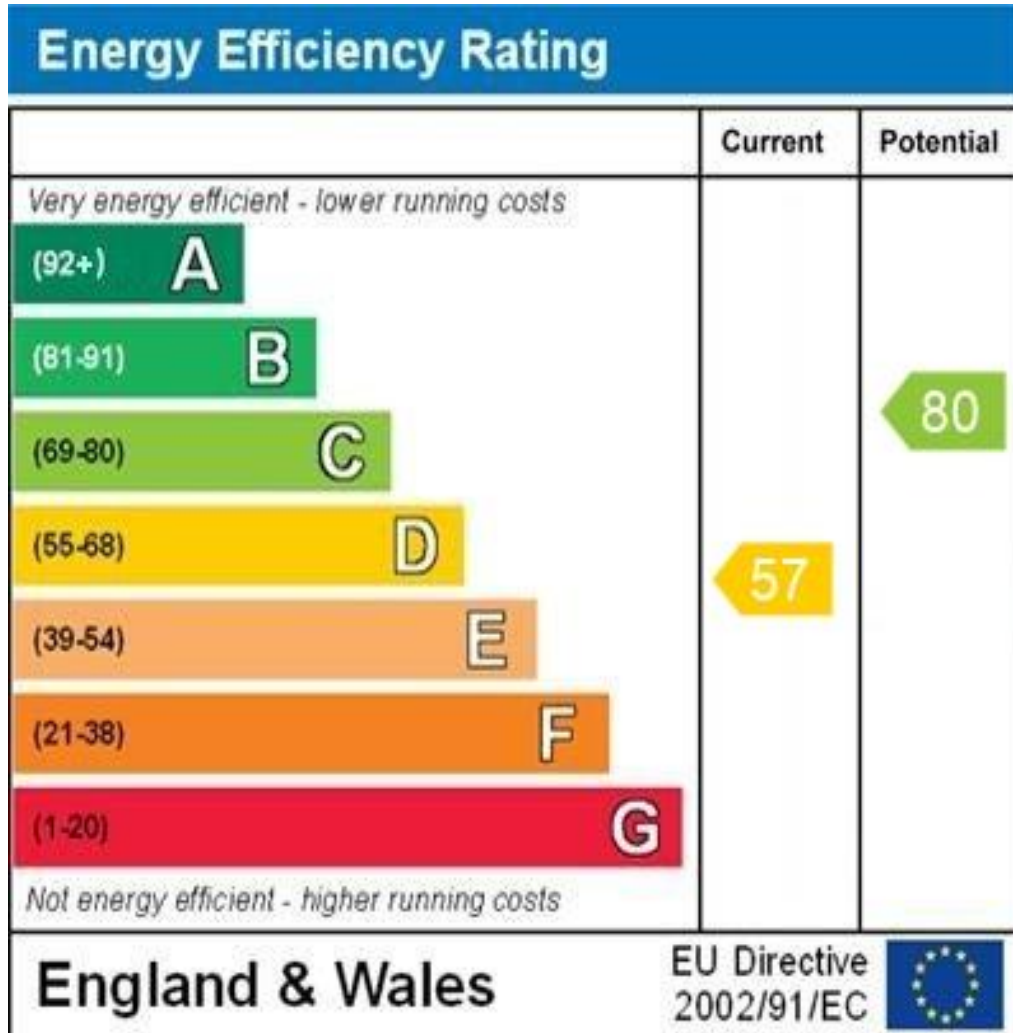
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#### Property Tenure

Freehold

#### Council Tax Band

B

#### EPC Rating

D



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