



# 34po Bird Close, Birmingham, B12 9AP £1,950 Per Calendar Month



AVAILABLE NOW | Spacious 3-Bedroom Home with Private Garden & Resident Amenities – Ideal for Families & Professionals

- Key Features**  
 Open-plan dining and family area  
 L-shaped kitchen with utility room  
 Ground floor W/C & storage  
 French doors to garden  
 Three bedrooms  
 Family bathroom  
 2 bathrooms | 3 toilets

This well-designed three-bedroom home offers generous open-plan living, perfect for both relaxing and entertaining. The ground floor features a bright dining and living area with central French doors opening onto the garden, alongside an L-shaped kitchen with separate utility room. A W/C and additional storage complete the downstairs layout.

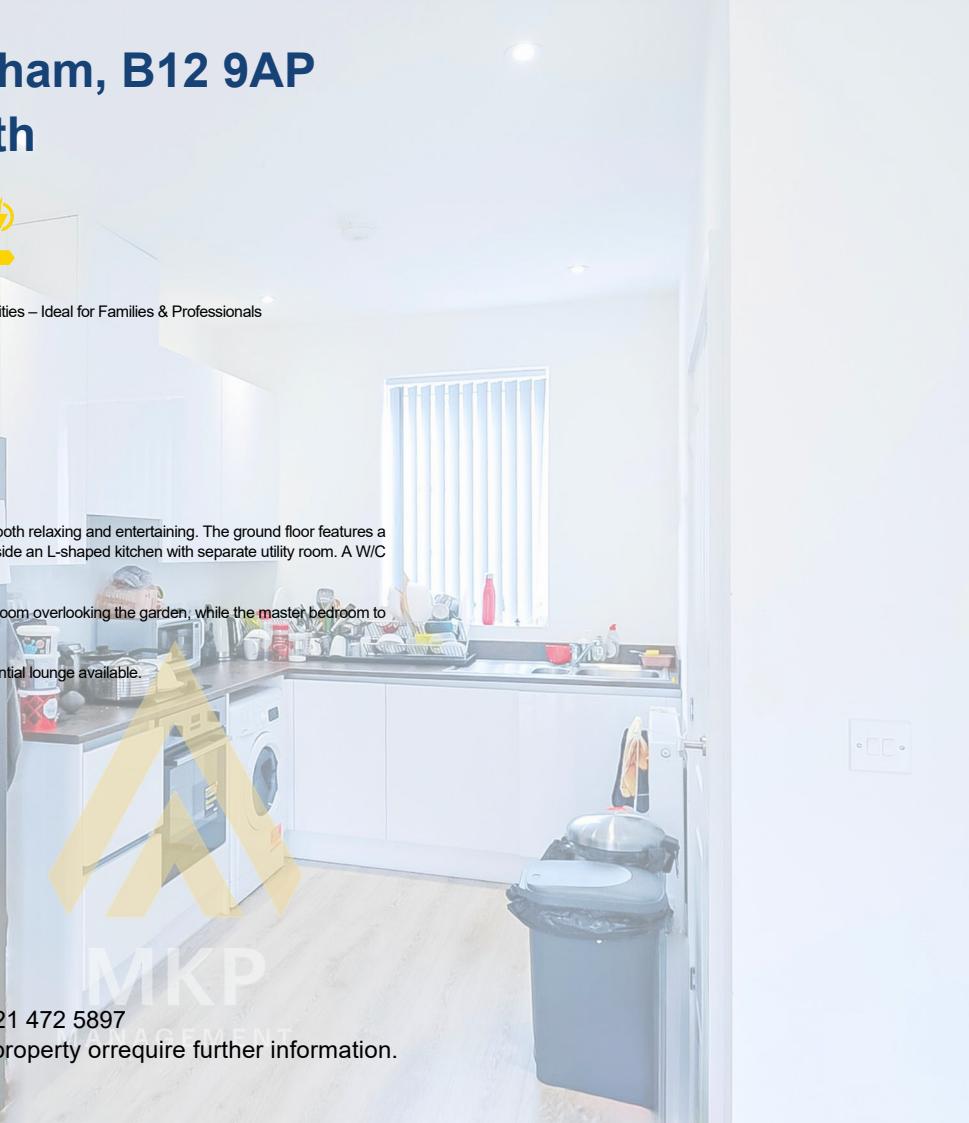
Upstairs, a modern family bathroom serves a well-proportioned single and double bedroom overlooking the garden, while the master bedroom to the front benefits from an en-suite and built-in wardrobe space.

Residents also enjoy access to a gym, with concierge service, cinema room and residential lounge available.

Terrace 06, 07, 08, 11

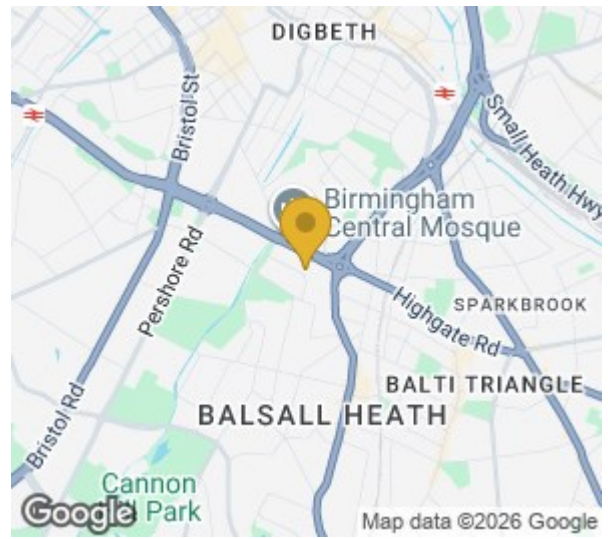
### GROUND FLOOR

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



### Viewing

Please contact our MKP MANAGEMENT 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 |
|   | 97        |   |           |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales   |           | England & Wales   |           |
| EU Directive 2002/91/EC   |           | EU Directive 2002/91/EC   |           |



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