

# Bell Barn Road

Birmingham City Centre

B15 2BD

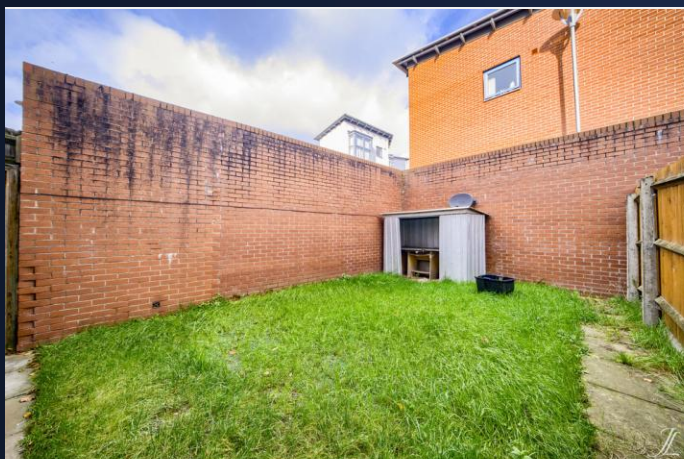
**£1,595 pcm**

*Four-Bedroom Town House*

*Private Garden*

*1282 Sq. Ft.*

*Available To Occupy NOW.*



## Property Description

**DESCRIPTION** A conveniently located four bedroom townhouse a short walk from immediate City Centre. The property boasts spacious accommodation over three floors with ground floor boasting open living/dining room offering garden views and access, with front facing fitted kitchen and a downstairs WC. The first floor features two bedrooms, with master bedroom complete with en-suite shower room on the second floor. The second floor, complimenting the garden and patio area, making ideal for young families or indeed sharing professionals desiring a wealth of outside space. Other benefits include gas central heating, double glazing and the luxury of allocated parking.

Offered furnished and available to occupy NOW.

**LOCATION** Bell Barn Road is on the cusp of Park Central with park area, offering excellent road links in to Edgbaston and the circular city ring road with transport links of Five Ways station nearby connecting to New Street and University stations. A short walk away is the amenities and facilities of The Mailbox, Grand Central, The Bullring and the city's bustling financial district beyond.

**JAMES LAURENCE ESTATE AGENTS Tenant Fee Act 1019.** Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to [lettings@jameslaurenceuk.com](mailto:lettings@jameslaurenceuk.com).

Birmingham City Council Property Licensing  
Selective Licensing Of Other Residential Accommodation (Housing Act 2004 Part 3)

The local authority has granted a licence in respect of the above property. A licence has been granted as it is a property to which Part 3 of the Act applies and is required to be licensed under that Part.



## Floor Layout



Total area: approx. 119.2 sq. metres (1282.6 sq. feet)

Total approx. floor area 1,282 sq ft (119 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		