



## 8 Bird Close, Birmingham, B12 9AP

### £1,950 Per Calendar Month



As you enter the hall, relax or entertain in the fantastically designed spacious open-plan dining and living area. An L shaped kitchen is located adjacent to the living area that features a convenient separate utility room.

A W/C, storage room and central French doors to the garden perfectly finish the ground floor.

Upstairs, a family bathroom is shared by a well-proportioned single and double bedroom to the rear of the home overlooking the garden. The master bedroom, located to the front, offers an en-suite bathroom and wardrobe space.

Gym available to use

Concierge, cinema room and residential lounge available to use from Q1 2025

- Open-plan dining and family area
- Ground floor W/C
- Ground floor storage
- Patio doors
- Three bedrooms
- Family bathroom
- 2 Bathroom 3 Toilet

Terrace 06, 07, 08, 11

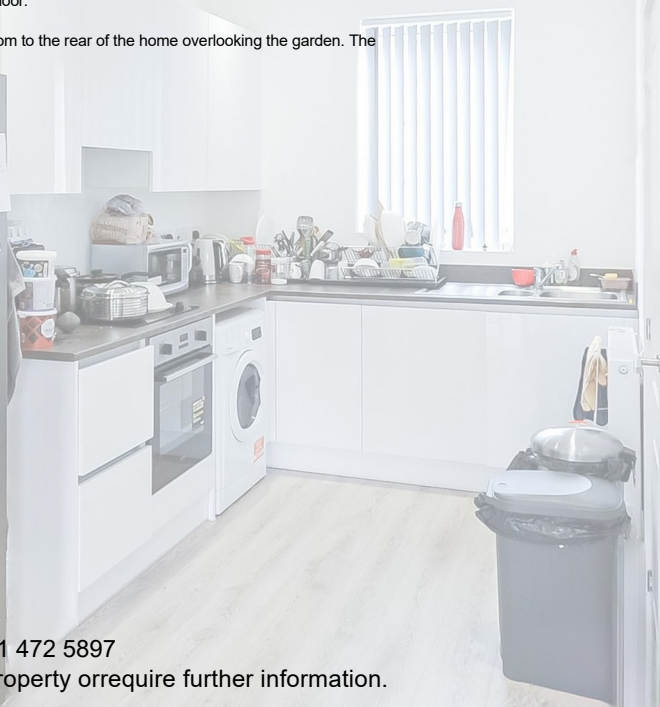
#### GROUND FLOOR

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

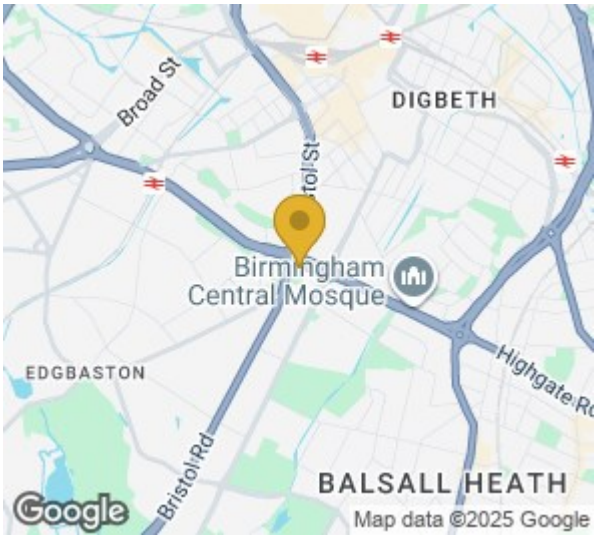
Master Bedroom  
3.95m x 2.79m (12' 11" x 9' 1")

#### 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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		97	(92 plus) A		
(81-91) B		86	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			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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