



18 Swallow Avenue, Smiths Wood, B36 0RH

£1,200 Per month

Well presented semi detached property in the popular location of the Smiths Wood. In brief the property comprises entrance hallway, lounge diner, three bedrooms, bathroom, separate wc, front and rear garden, off road parking and garage. The property also benefits from double glazing and central heating (both where specified)

AVAILABLE NOW!

Council Tax Band B

EPC Rating D

Deposit £1384.61

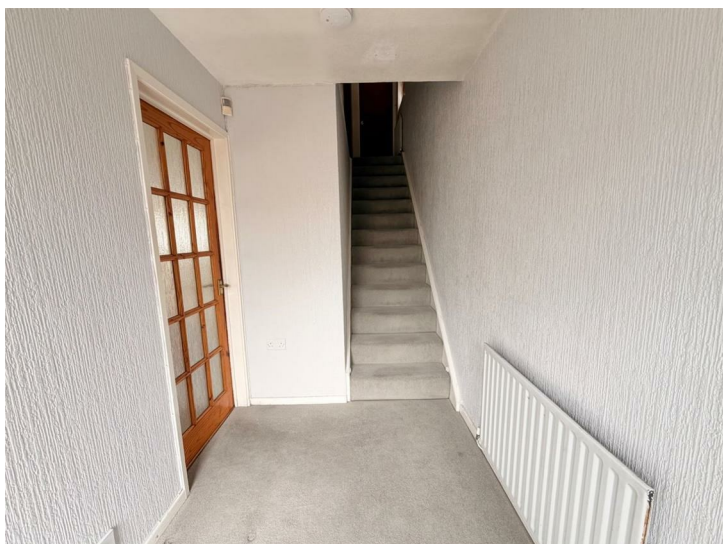
Approach

Via footpath to front door, area laid to lawn and driveway leading to garage.



Hallway

Door to front, stairs to first floor accommodation, radiator and ceiling light point.



Lounge

Double glazed bow window to front, double glazed window to rear, feature fire surround, radiator, three wall light points and two ceiling light points



Kitchen

Double glazed window to rear, wall base and drawer units, sink with drainer and mixer tap, cooker, space for white goods, radiator and ceiling light point.



Landing

Loft access and ceiling light point.

Bedroom One

Double glazed window, radiator and ceiling light point



Bedroom Two

Double glazed window, radiator and ceiling light point



Bedroom Three

Double glazed window, radiator and ceiling light point.



Separate W/C

Double glazed obscured window, low level W/C and ceiling light point.



Bathroom

Double glazed obscured window, bath with shower over, hand wash basin, radiator and ceiling light point.



Rear Garden

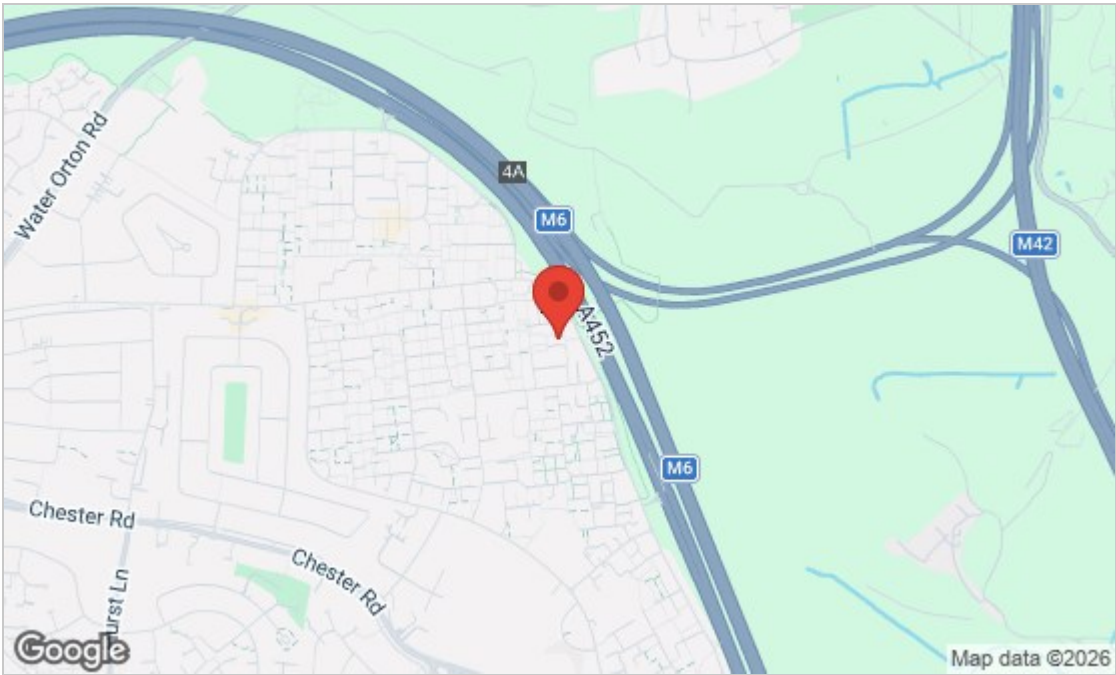
Paved patio area, area laid to lawn and enclosed to neighbouring boundaries.



Garage

Driveway leading to garage with up and over door.

Further Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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