



# SOUL ESTATES

## SALES & LETTINGS

### TO LET - 2 BEDROOM HOUSE

**Breedon Road, Cotteridge, B30**

**£1,200 PCM**

Soul Estates are proud to present this well presented two bedroom house To Let, located in the popular area of Cotteridge. This lovely home is ideally positioned within walking distance of local shops, cafés, supermarkets, and excellent transport links, making it a convenient choice for professionals, couples, or small families.

The property features an entrance hallway leading into a bright and spacious open plan front lounge and dining area with a lovely spiral stair chase, followed by a modern fitted kitchen with a range of matching wall and base units, ample worktop space, and access to the rear garden.

Stairs lead to the first floor landing, giving access to two well proportioned bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, a low maintenance rear garden, and on street parking.

✓ **WELL-PRESENTED TWO-BEDROOM HOUSE**

✓ **SPACIOUS OPEN PLAN LOUNGE & DINING**

✓ **FITTED KITCHEN WITH AMPLE STORAGE**

✓ **LOW-MAINTENANCE REAR GARDEN**







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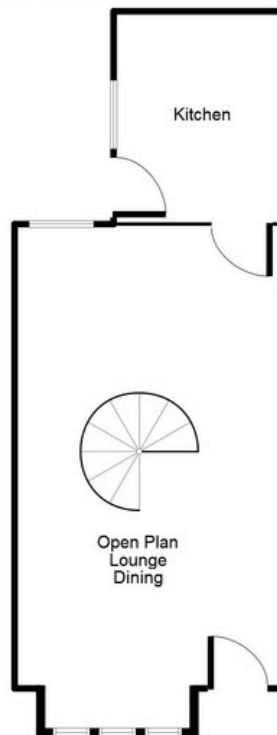
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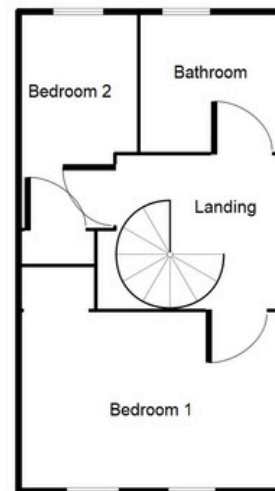
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#### Ground Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

#### First Floor



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Please see description for exact room sizes.  
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#### Open Plan Lounge/Dining Area

25' 4" x 4' 5" (7.72m x 1.35m)

#### Kitchen

13' 6" x 8' 4" (4.11m x 2.54m)

#### First Floor Landing

5' 10" x 9' 10" (1.78m x 2.99m)

#### Bedroom 1

10' 3" x 14' 5" (3.12m x 4.39m)

#### Bedroom 2

11' 6" x 5' 10" (3.50m x 1.78m)

#### Family Bathroom

8' 4" x 8' 8" (2.54m x 2.64m)