EARLES
TRUSTED SINCE 1935









34 Bird Brook House
Wednesbury, WS10 8NB
£650 PCM

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Entrance
Having allocated parking space

Entrance Hall
Having security intercom telephone, storage cupboard housing the wall mounted Promax combination boiler and doors leading to all rooms

Open Plan Living & Kitchen
18'8" x 11'9" (5.7m x 3.6m)
Having two UPVC double glazed windows, two central heating radiators.
Kitchen area comprises of a range of matching wall cupboards and base units with roll edge heat resistant work surface over, electric double oven, 4 ring gas hob, stainless steel extractor hood, a one and a quarter bowl stainless steel sink with mixer tap, stainless steel splash back, appliance recess, integrated washer/dryer, ceramic tiling to floor

Bedroom One
10'2" x 10'5" (3.1m x 3.2m)
Having UPVC double glazed window overlooking the rear with central heating radiator under

Fitted Bathroom
4'3" x 8'2" (1.3m x 2.5m)
Having a matching suite comprising of a panelled bath with mains fed shower over and glass shower screen to side, low level W.C., pedestal wash hand basin, UPVC obscure double glazed window, extractor fan, radiator, ceramic tiled floor and splash back.

Additional Information

Services:
Mains gas, electricity, water and drainage are connected to the property.

Council Tax:
Walsall Borough Council - Band A

Viewing:
Strictly by appointment with John Earle: 01564 794343.

A holding deposit is required equivalent to 1 weeks rent.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

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