



Let **UK** Home

2 Bedrooms

B12 9BB

**Located
in Birmingham
£1,400 Per Month**



pmadmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

0121 828 8955



12 Griffiths Close, Birmingham, B12



Let UK Home are excited to offer this charming two-bedroom terrace house located in the sought-after Belgrave Village area of Birmingham. Property Reference: YW 2335

Ideal for families, this property combines modern comfort with traditional charm within a landmark residential development.

- Spacious Living Areas: Bright and airy lounge and dining spaces perfect for entertaining or family gatherings.
- Modern Kitchen: Well-equipped kitchen with contemporary fittings, ample storage, and access to a lovely private garden.
- Two Generous Bedrooms: Ideal sleeping arrangements with plenty of natural light and storage space.
- Stylish Bathroom: Modern family bathroom with high-quality fittings.
- Private Garden: An enclosed garden area ideal for relaxing, gardening, or children's play.
- Community Amenities: Residents benefit from on-site facilities including a fully equipped gym, co-working spaces, a deluxe screening room, concierge services, and beautifully landscaped green spaces.
- Sustainable Living: Eco-friendly design featuring energy-efficient appliances and sustainable heating solutions.
- Excellent Location: Conveniently located near local amenities, schools, parks, and excellent transport links, providing easy access to Birmingham city centre and surrounding areas. This delightful home in Belgrave Village offers an attractive lifestyle in a friendly, vibrant community.

- House
- Cinema & Game Room
- The Gym
- 2 Bed Terraced House

- Green Spaces
- Concierge Service & 24h Security
- Co-working Space
- EPC Rating: B





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Let UK Home
JQ Modern 120 Vyse St
Birmingham
B18 6NF

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Council Tax Band: B

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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		
England & Wales		EU Directive 2002/91/EC

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