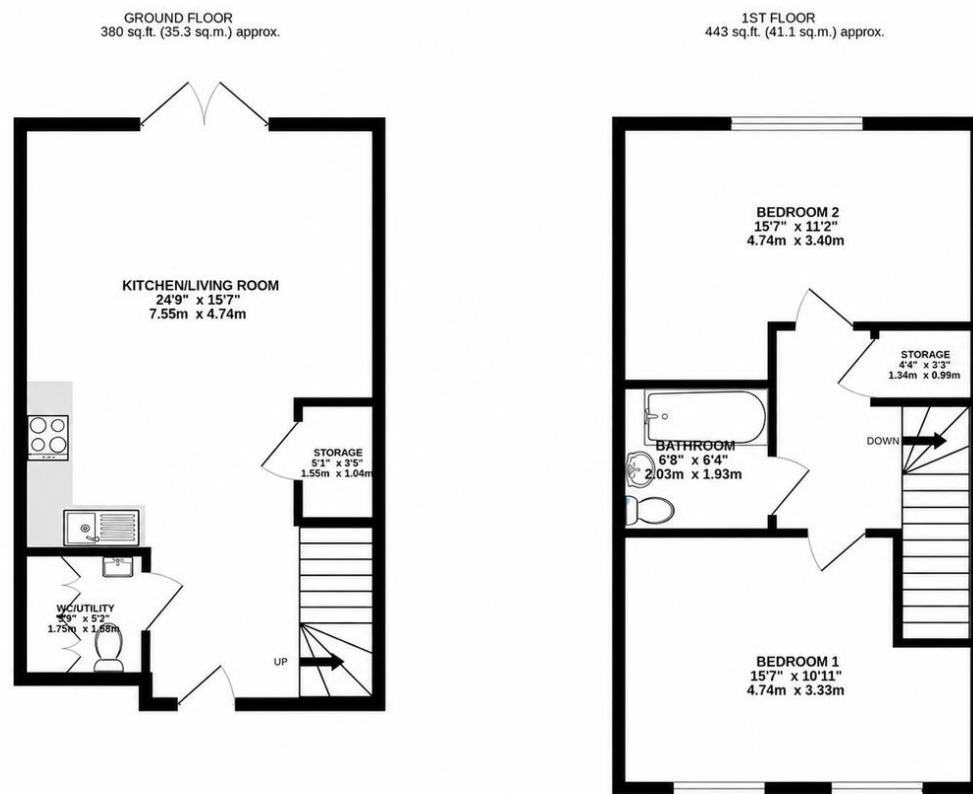




Floor Layout



Total approx. floor area 823 sq ft (76 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

JL - Birmingham City Centre Branch

0121 6044060

lettings@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH

James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

James Laurence



REASSURINGLY LOCAL



Parkes Avenue

B12 9AW

£1,450 pcm

- Two-bedroom townhouse
- Available now
- Spacious open-plan kitchen/living room
- Two generously sized bedrooms



13 Parkes Avenue,
, Birmingham City Centre, B12 9AW
£1,450 pcm

Property Description

Available Now | Two-Bedroom Townhouse | Unfurnished

James Laurence Estate Agents are pleased to present this well-proportioned two-bedroom townhouse situated on Parkes Avenue, within easy reach of Birmingham City Centre.

Arranged over two floors, the property offers a spacious open-plan kitchen/living room to the ground floor, together with a separate WC and useful storage. The first floor provides two well-sized bedrooms, a family bathroom and additional storage.

The open-plan kitchen/living area provides an excellent everyday living space, with plenty of room for both lounge and dining furniture. Upstairs, both bedrooms are generously proportioned, making the property suitable for a professional couple, sharers or a small family.

Located just south-east of Birmingham City Centre, Parkes Avenue provides convenient access to the city, local amenities and major transport links. With Birmingham's vibrant city centre, Bullring Digbeth and the Jewellery Quarter all within easy reach, the property is ideally positioned for those looking to enjoy city living while benefiting from a quieter residential setting.

Location

Parkes Avenue is located in the B12 area, approximately a short distance from Birmingham City Centre. The surrounding area offers a good selection of local shops, supermarkets, cafés and everyday amenities, while the nearby Digbeth and city-centre districts provide an extensive range of restaurants, bars, entertainment and leisure facilities.



Excellent transport connections make the property particularly convenient for commuters, with Birmingham city centre, Birmingham New Street Station and major road links including the A45 and A38 readily accessible. The area also benefits from its proximity to the developing Digbeth creative and cultural district, making this an attractive location for professionals seeking easy access to the city.

JAMES LAURENCE ESTATE AGENTS

Tenant Fee Act 1019. Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to lettings@jameslaurenceuk.com.

Birmingham City Council Property Licensing
Selective Licensing Of Other Residential Accommodation (Housing Act 2004 Part 3)

The local authority has granted a licence in respect of the above property. A licence has been granted as it is a property to which Part 3 of the Act applies and is required to be licensed under that Part.

Notice: All measurements are approximate, and photographs/images provided for guidance only and may not accurately represent the property.

Agents Note: All material information stated below has been agreed/ confirmed with our client, we would request all information to be verified by the interested applicant with a James Laurence Estate Agent Employee prior to proceeding forward with an application.

Rental Per Month: £1,450.00

Deposit Amount To Be Held In The Deposit Protection Service (DPS): £ Equivalent to 5-week's worth of Rent.
Further information regarding the scheme can be found here: Custodial terms and conditions | DPS (depositprotection.com)

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council

Council Tax Band: B



To book a viewing of this property:

Call:
0121 604 4060

Email:
lettings@jameslaurenceuk.com

