



House (EPC Rating: D)

**12 THIRD AVENUE, SELLY PARK,  
BIRMINGHAM, B29 7EX  
PCM**

**£1,395 PCM**



# 3 Bedroom House located in BIRMINGHAM

**\*\*AVAILABLE NOW - RE-DECORATED THROUGHOUT - DESIREABLE LOCATION \*\*** This beautifully presented, part - furnished traditional terrace has recently been decorated throughout. The house is well situated on this pleasant tree lined road, right next to Cannon Hill park and with easy access to the city centre, which is approximately 2 miles away, QE hospital and Birmingham university. The house comprises 2 separate reception rooms with wooden flooring. Breakfast kitchen with gas hob, electric oven, washing machine, dishwasher, fridge and freezer. Upstairs are 3 double bedrooms and a lovely bathroom with shower over bath. Gas centrally heated and fully double glazed. Low maintenance garden to rear. **\*\* please note the windows to the front of the property are due to be changed fairly shortly \*\* Available now. \*\* Also note, street parking has to be registered with Birmingham City Council \*\***



Nicholas  
George



Nicholas  
George



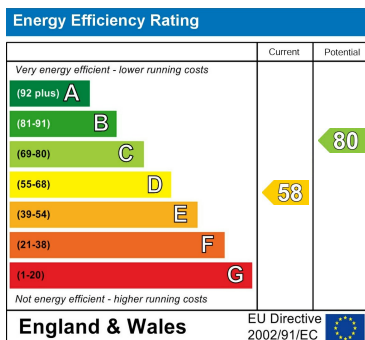
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NICHOLAS GEORGE LETTINGS | 86 ST MARYS ROW, MOSELEY, BIRMINGHAM, B13 9EF

Council Tax Band

D

Energy Performance Graph



Call us on

0121 442 2049

[sales@nicholasgeorge.co.uk](mailto:sales@nicholasgeorge.co.uk)

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 are advised to recheck the measurements.