



186 Yardley Road, Birmingham, Warwickshire, B27 6LR

1 Bed Room

**£350 PCM**

💡 Receptions 1

🛏 Bedrooms 1

💧 Bathrooms 1



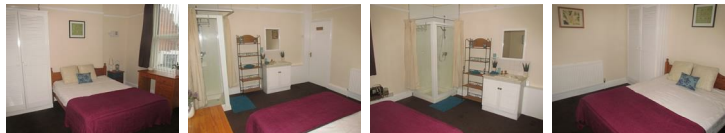
- \*\*\*WE DO NOT CHANGE TENANTS FEES\*\*\*
- EN-SUITE FACILITY
- DOUBLE GLAZED
- COMMUNAL LOUNGE
- LARGE REAR GARDEN

- LARGE DOUBLE ROOM
- ALL BILLS INCLUDED
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- INTERNET ACCESS



\*\*\*INTERNET & ALL BILLS INCLUDED\*\*\* Double room with en-suite facilities in well kept house, double glazed, gas central heating, communal lounge with cable t.v. shared fully fitted kitchen, close to Swan Island, local shops, bus and rail links.

#### DOUBLE BEDROOM



A large double bedroom, built in double wardrobe with en-suite facilities, shower, sink & toilet.

#### COMMUNAL LOUNGE

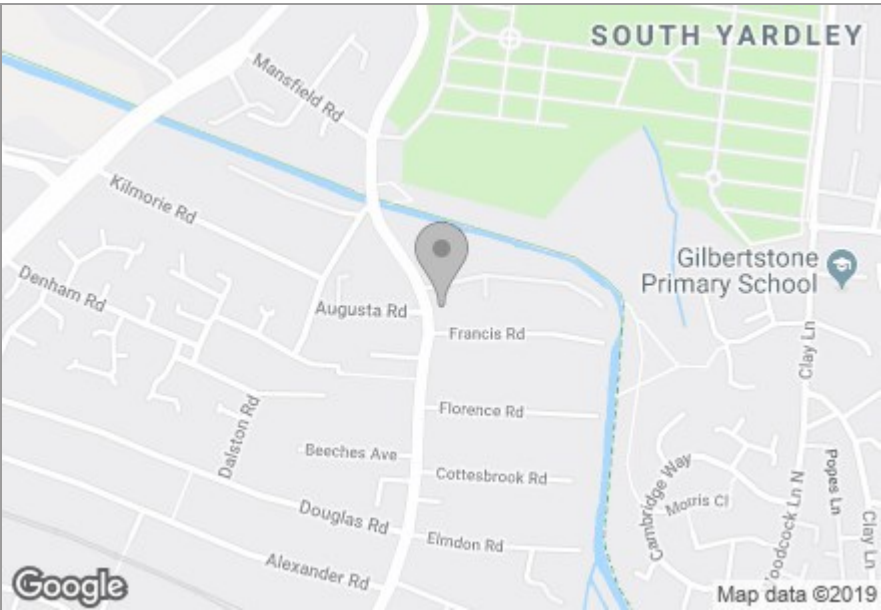


With sofa, cable t.v. and dining table.

#### Kitchen



Fully fitted kitchen with three fridge freezers, microwave, washing machine and access to rear garden.



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		