



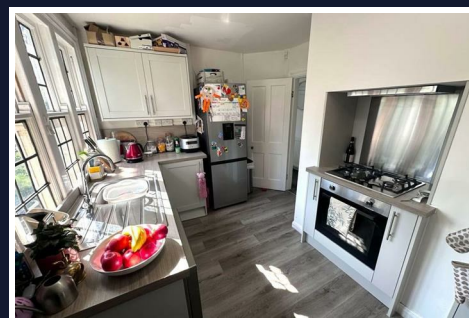
63 Linden Road

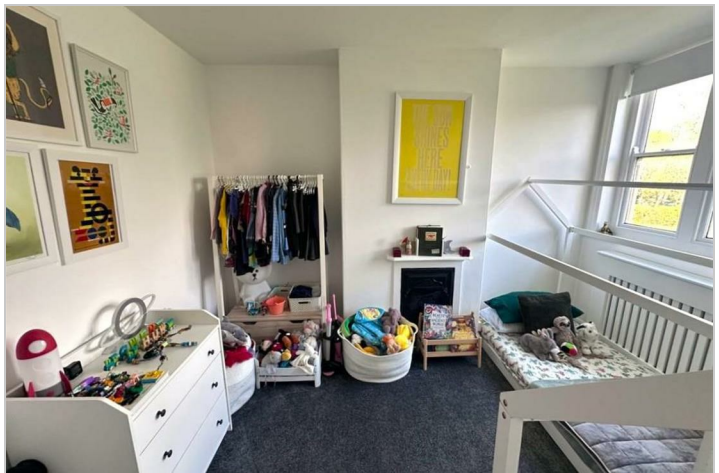
Bournville, Birmingham, B30 1JT

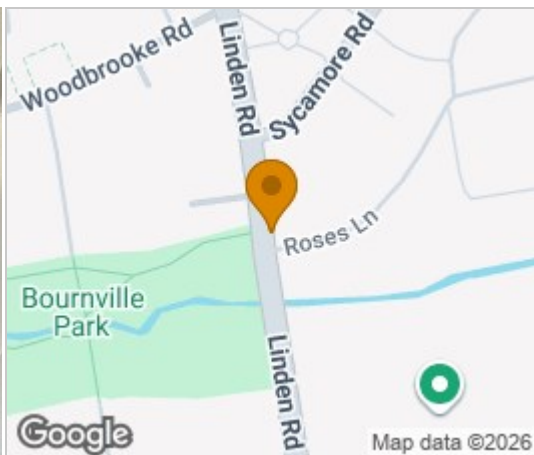
£1,500 Per Month



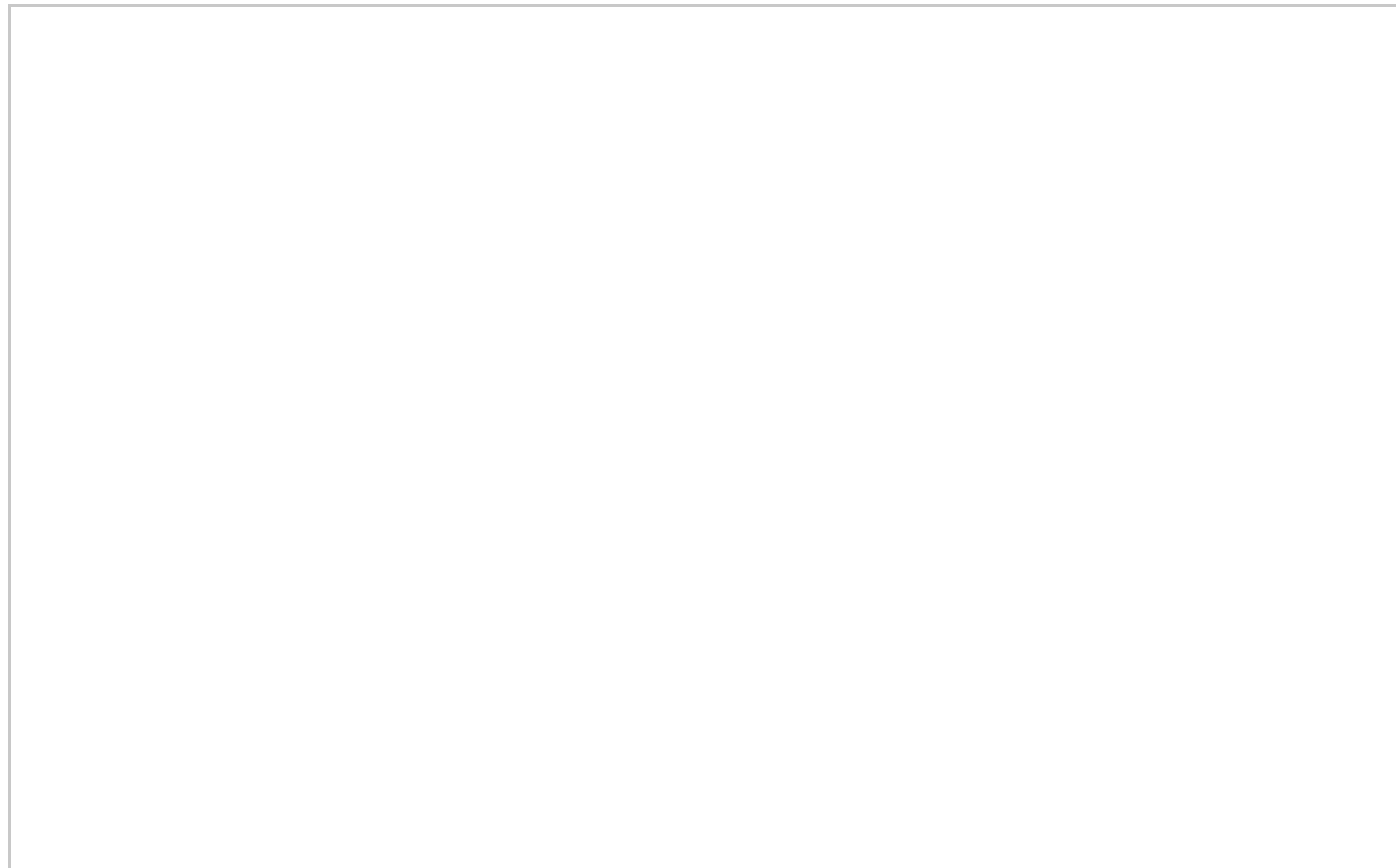
****WHAT A LOCATION!******GREAT THREE BEDROOM HOME!**** Lovely three bedroom family home positioned in the centre of Bournville Village. All the amenities on your door step with views towards the interesting historic buildings of Bournville Village Trust and within walking distance to the in demand schools. Comprises: Entrance hallway with original parquet flooring, Dining room with gas fire and original leaded windows, Reception room with gas fire and French doors leading to the delightful rear garden, Kitchen with appliances. Upstairs there are three good sized bedrooms and a family bathroom with shower over bath. Outside there is a lovely rear garden and large driveway to the fore. There is also a single lean-to with WC . Benefits include central heating, Part secondary glazed windows, Alarm system. Offered unfurnished. Sorry no pets or smokers. **VIEWING HIGHLY RECOMMENDED**, to book your viewing contact our lettings team or for further details please visit our website.







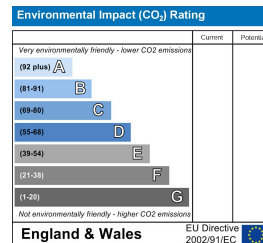
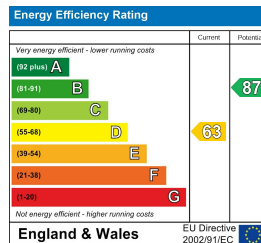
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

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