



£1,000 Per Month

10 Lifford Lane, Stirchley, Birmingham, West Midlands, B30 3DY

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MODERNISED TWO BEDROOM HOME**AVAILABLE NOW Perfectly located offering great access to all of the nearby amenities in lively Stirchley ('Best Place to Live in the Midlands 2024' Sunday Times) with its abundance of independent bars, restaurants, and businesses, alongside great commuter links. It is also well placed for some excellent local schools and lovely canal walks. The house itself features a low maintenance fore garden, front reception room with bay window and built-in storage, rear reception room, enlarged kitchen, and good size rear garden. Upstairs, there are two good bedrooms and a bathroom. PLEASE NOTE: Whilst renovation works are taking place next door, the landlord will offer a reduced rental for this period. To book your viewing or for more information please call our Lettings Team. EPC Rating C and Council Tax Band A.

Approach

This very well presented and enlarged, two bedroom, mid terrace property is approached via low level front fencing with wooden opening gate onto a block paved pathway and plum slate low maintenance fore garden leading to double glazed French doors opening into:

Entrance Porch

With red quarry tiled floor covering, double glazed windows to the front, wall mounted light point and hardwood glazed interior door opening into:

Front Reception Room

11'4" to recess x 13'7" to bay (3.47 to recess x 4.16 to bay)

With in-built shelving and storage to alcoves, cornice to ceiling, ceiling light point with ceiling rose, double glazed bay window to the front aspect, in-built storage cupboard for meters, central heating radiator and interior door opens into:

Inner Lobby

With slate tiled floor covering, door opening into useful under stairs storage cupboard and open walkway into:

Rear Reception

11'3" x 12'5" (3.44 x 3.79)

With double glazed window to the rear aspect, ceiling light point, cornice to ceiling, central heating radiator, decorative mantle piece on raised hearth, door opening to stairs to first floor landing and further door and step opening into:

Enlarged Kitchen

13'2" x 6'5" (4.03 x 1.98)

With a matching selection of wall and base units with roll edge work surfaces over with integrated one and a half bowl sink and drainer with hot and cold mixer, space facility for washing machine, integrated four ring burner electric hob and in-built oven, space facility for under counter fridge and

freezer, two double glazed windows to the side aspect, two ceiling light points, central heating radiator, wood effect floor covering and frosted double glazed exterior door giving access to the rear garden.

Rear Garden

With blue engineering brick side return leading to shared access for neighboring properties, then up to main garden area being laid mainly with mature lawns, panel fencing to borders and a selection of plants and trees to rear boundary.

First Floor Accommodation

From rear reception room stairs gives rise to the first floor landing with ceiling light point, central heating radiator and internal doors opening into:

Bedroom One

11'6" x 11'3" (3.53 x 3.43)

With double glazed windows to the front aspect, a selection of L-shaped built-in wardrobes, central heating radiator, ceiling light point, cornice to ceiling and door opening into over stairs storage cupboard providing hanging space and access to the loft.

Bedroom Two

12'9" x 8'4" (3.89 x 2.55)

With double glazed window to the rear aspect, ceiling light point, cornice to ceiling and central heating radiator.

Bathroom

9'5" x 5'10" (2.88 x 1.8)

From landing door and step leads into bathroom with p-shaped panel bath with mains power shower over and hot and cold mixer tap, wash hand basin on vanity unit with hot and cold mixer and under sink storage, central heating radiator, tiled effect floor covering, low flush WC, ceiling light point, frosted double glazed window to the rear and airing cupboard housing Baxi combination boiler.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

