



Kings Road
Great Barr, B44 9HP
£1,300 PCM

- **THREE BEDROOM SEMI-DETACHED**
- **LANDSCAPED GARDENS**
- **NEWLY FITTED KITCHEN/ DINER AREA**
- **FULLY REFURBISHED & MODERN THROUGHOUT**
- **DOWNSTAIRS WC**

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IMMEDIATELY AVAILABLE

Love Your Postcode presents this lovely three-bedroom semi-detached home, newly refurbished throughout and situated in the popular residential area of Great Barr.

This spacious family home has recently undergone refurbishment, benefiting from freshly painted interiors and new carpets throughout, offering a clean, modern and welcoming living environment ready for its next tenants.

The ground floor comprises a bright and generously sized lounge, providing ample space for both relaxing and dining. To the rear, a modern fitted kitchen features contemporary white units, integrated cooking appliances and French doors opening onto the rear garden.

Upstairs, the property offers three bedrooms, ideal for families or those requiring additional space for a home office, a family bathroom and a ground floor W/C.

Externally, the property benefits from a generous rear garden with a lawn and patio area, perfect for outdoor relaxation and entertaining.

Conveniently located on Kings Road, Great Barr, the property enjoys easy access to local shops, supermarkets, schools and everyday amenities. Excellent transport links provide convenient connections to Birmingham City Centre, Sutton Coldfield and the surrounding areas.

Offering spacious accommodation, freshly refurbished interiors and a generous rear garden, this property presents an excellent opportunity for tenants seeking a comfortable, well-located family home. Early viewing is highly recommended.

Security Deposit : 5 weeks rent

Council Tax Band : B

EPC : C

Reception 21'3" x 9'6"

Kitchen 14'4" x 14'11"

Bedroom One 12'11" x 10'0"

Bedroom Two 12'4" x 8'9"

Bedroom Three 6'5" x 5'5"

Family Bathroom 6'8" x 6'5"

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement.

Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

