



## 224 Bird Close, Birmingham, B12 9AW

### £1,950 Per Calendar Month



Three-Bedroom Home with Open-Plan Living & Garden

This well-designed three-bedroom property offers modern, spacious living arranged over two floors.

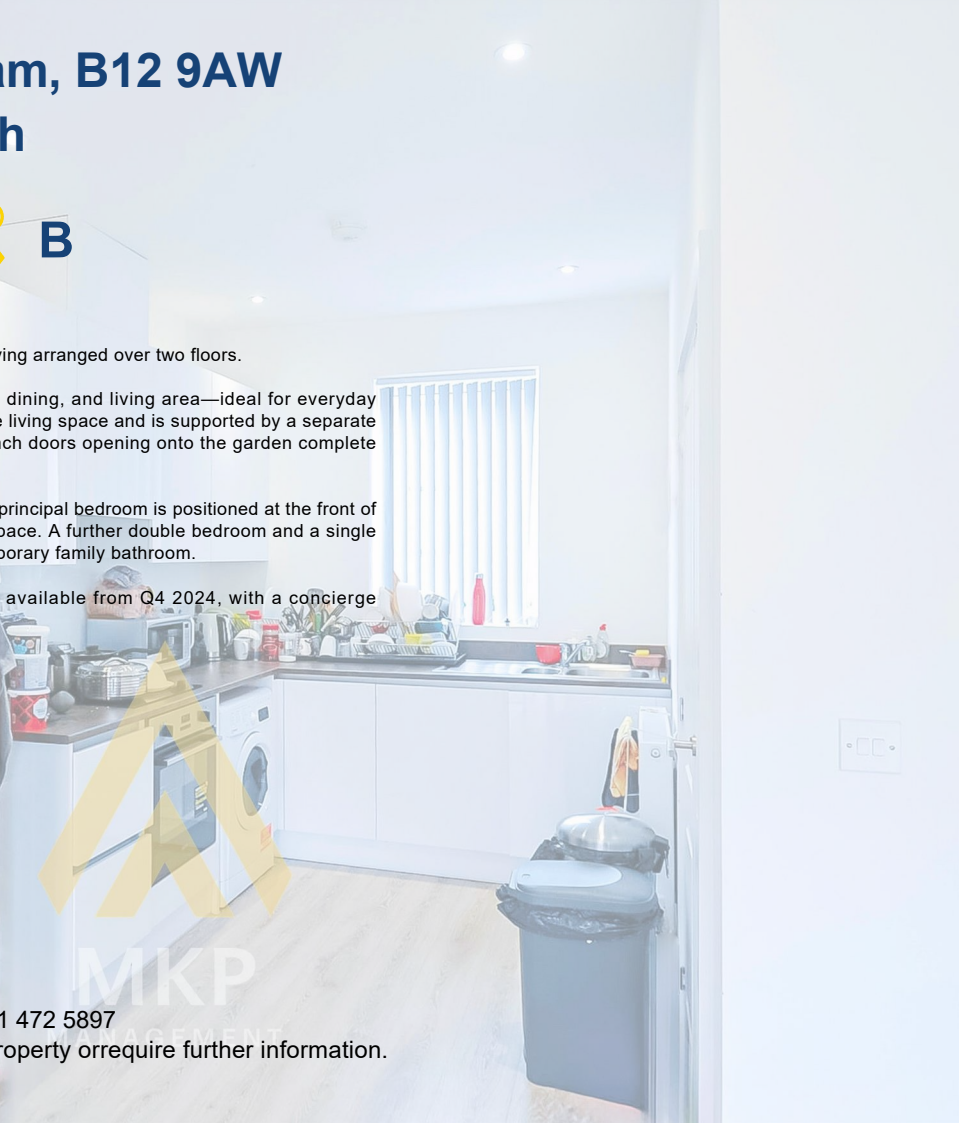
The ground floor features a bright and generous open-plan kitchen, dining, and living area—ideal for everyday living and entertaining. The L-shaped kitchen sits neatly alongside the living space and is supported by a separate utility room. A ground-floor W/C, additional storage, and central French doors opening onto the garden complete this level.

Upstairs, the home comprises three well-proportioned bedrooms. The principal bedroom is positioned at the front of the property and benefits from an en-suite bathroom and wardrobe space. A further double bedroom and a single bedroom to the rear overlook the garden and are served by a contemporary family bathroom.

Residents will enjoy access to on-site amenities, including a gym available from Q4 2024, with a concierge service, cinema room, and residents' lounge available from Q1 2025.

#### Key Features:

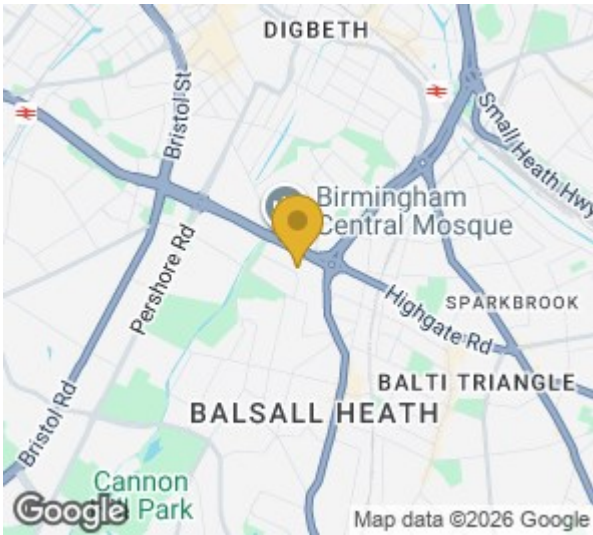
- Open-plan kitchen, dining, and living area
- Three bedrooms
- Two bathrooms plus ground-floor W/C
- Separate utility room and storage
- French doors to private garden
- On-site amenities (gym, concierge, cinema room, lounge)
- Terraces: 06, 07, 08, 11




### Viewing

Please contact our MKP MANAGEMENT Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			98	Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B		86		(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



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