

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Foxwood Grove, Kingshurst, Birmingham, B37 6HP

£1,000 Per Month



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Foxwood Grove, Kingshurst, Birmingham, B37 6HP

- Available Now
- Three Bedrooms
- Ground Floor
- Private Rear Garden
- Central Heating
- Double Glazing
- NO bills included
- Deposit Required

EPC Rating

Current: D
Potential: C

Council tax band

Band = A

**** AVAILABLE NOW ** RENT £1000.00
PCM ** DEPOSIT £1153.00 ** THREE
BEDROOMS**

The ground floor flat consists of a private hallway, kitchen, lounge, built-in balcony area, inner hallway, three bedrooms and a bathroom. The property also has the benefit of a private fenced/gated rear garden area. Energy Efficiency Rating:- C

Approach

The property is approached via the communal pathway and secure intercom/fob entry to the communal hallway. Private front door allowing access to:-

Hallway

4'9" x 2'11" (1.45m x 0.89m)

Storage cupboard to one side, Doors to :-

Kitchen

10' x 6'7" (3.05m x 2.01m)

Range of wall mounted and floor standing base units with a roll edge work surface over incorporating a sink and drainer unit with a mixer tap over Partly tiled walls, wood effect flooring, plumbing for a washing machine, and a double glazed window to the rear.

Lounge

16'7" x 10'9" (5.05m x 3.28m)

Double glazed window to the front, double glazed door to the side allowing access to the built-in/covered balcony area. Radiator, decorative coving finish to the ceiling, and an internal door to:-

Inner Hallway

9'9" x 3'5" (2.97m x 1.04m)

Wood effect flooring and a decorative coving finish to the ceiling. Doors to all bedrooms and the bathroom

Bedroom One

12'11" x 10'3" (3.94m x 3.12m)

Double glazed window to the front, radiator, and a decorative coving finish to the ceiling.

Bedroom Two

10'3" x 7'4" (3.12m x 2.24m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling.

Bedroom Three

9'6" x 6'9" (2.90m x 2.06m)

Double glazed window to the front, radiator.

Bathroom

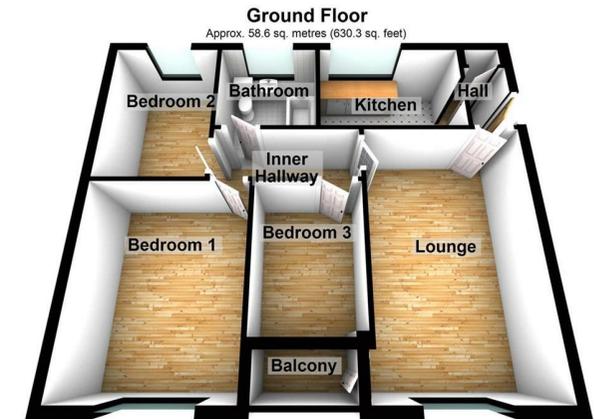
6'10" x 6'5" (2.08m x 1.96m)

Suite comprised of a panelled bath, low flush WC and a pedestal wash hand basin. Ladder style radiator, partly tiled walls, Tiling to the floor area, and a double glazed window to the rear.

OUTSIDE

Rear Garden

The property comes with a private rear garden consisting of picket style fencing perimeter with an access gate leading to a garden laid mainly to lawn and paved pathway divide



Total area: approx. 58.6 sq. metres (630.3 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		68	76
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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