





## £800 Per Month

### Flat 2, Chester Road, Castle Bromwich, Birmingham, B36 0LB

- Two Bedrooms
- Above Commercial Premises
- Lounge
- Kitchen
- Deposit - £980
- Rent PCM - £850
- Available Now
- Popular Location
- Local to Amenities
- No Bills Included

## EPC Rating

Current:

Potential:

## Council tax band

Band = A

**\*\* AVAILABLE NOW \*\* TWO BEDROOM FLAT \*\* ABOVE COMMERCIAL PROPERTY \*\***

This TWO bedroom flat is situated above a commercial property therefore CHILDREN or PETS will NOT be accepted for safety reasons. The property is accessed via the rear of the commercial buildings with its own gated access point and shared entrance door. Once inside the flat there is a private entrance hallway which gives access to the lounge, kitchen, bathroom, and both bedrooms.

TO REGISTER YOUR INTEREST please email your name, address, phone number, and email address to [castlebromwich@primeestatesuk.com](mailto:castlebromwich@primeestatesuk.com)

### AVAILABLE NOW

Rent £850 PCM

Deposit £980

No Young Children due to Commercial Premises Below

Not Recommended for persons with Mobility Issues

No Pets due to location and safety issues

### Approach

The property is accessed via the rear driveway area to the right hand side of Atlantis Fish Bar. Once down the driveway there is a fence to the far corner with access gates incorporated. This is the access point for this property.

### Communal Areas

Private secure door allowing access to the shared porch/stairs area allowing access to the two private entrance doors, one of which leads to:-

### Entrance Hallway

Wall mounted heater, double glazed window to the side, and doors to all rooms.

### Lounge

**16'6" x 16' max 12'5" min (5.03m x 4.88m max 3.78m min)**

Two double glazed windows to the front, decorative coving finish to the ceiling area and a wall mounted heater.

### Kitchen

**11' x 7'8" (3.35m x 2.34m)**

Range of wall mounted and floor standing base units with a work

surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, tile effect flooring, and a decorative coving finish to the ceiling area. Plumbing for a washing machine, extractor canopy over a cooker area, and a double glazed window to the rear.

Bedroom One

13'5" x 12'5" (4.09m x 3.78m)

Window to the side into the hallway area, wood effect flooring, and a wall mounted heater

Bedroom Two

12'3" x 9'5" (3.73m x 2.87m)

Window to the side into the hallway area, wood effect flooring, and a wall mounted heater

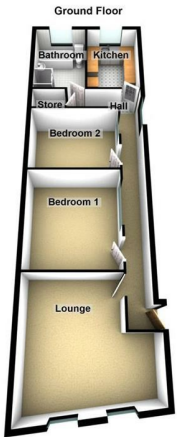
Bathroom

11' x 7'7" (3.35m x 2.31m)

Suite comprised of a double shower cubicle with sliding door access and an electric shower inset, panelled bath, low flush WC and a pedestal wash hand basin. Partly panelled walls, tile effect flooring, extractor to the ceiling area, electric ladder style radiator, and a double glazed window to the rear.

FURTHER INFORMATION

Due to the property being over Commercial Premises we cannot accept small children (due to noise within business hours) or pets (for security purposes)  
NO BILLS are included in the rental figure- Tenant needs to pay the Utility Bills, Council Tax etc.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(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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