



James *J* LaurenceTM
Sales and Lettings

DOBBS MILL CLOSE, SELLY PARK, BIRMINGHAM, B29 7NQ
£825 PCM





DESCRIPTION

Located in a quiet cul-de-sac location is this stunning and well maintained 2 bedroom family home.

This spacious family home briefly comprises of an entrance porch with handy ample storage, living room with sofa and feature fireplace, large family kitchen/diner offering integrated appliances and a good sized rear garden. Upstairs allows a family bathroom with shower over the bath, 1 large master bedroom with double bed, fitted wardrobes and bed side tables, and a second single bedroom.

Available NOW.

Offered Part Furnished and with plenty of off road parking in this quiet cul-de-sac location.

ENTRANCE PORCH

4' 47" x 5' 88" (2.41m x 3.76m)

LIVING ROOM

11' 62" x 13' 77" (4.93m x 5.92m)

KITCHEN/DINER

16' 63" x 9' 61" (6.48m x 4.29m) Fit with breakfast bar and integrated appliances

MASTER BEDROOM

12' 98" x 11' 58" (6.15m x 4.83m)

BEDROOM 2

10' 81" x 5' 65" (5.11m x 3.18m)

FAMILY BATHROOM

7' 84" x 5' 74" (4.27m x 3.4m)

TENANT FEE ACT 2019

Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to lettings@jameslaurenceuk.com.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		