



3, 84 Stanmore
Road

Birmingham

B16 9TB

£650 pcm

Available Immediately!

Unfurnished

Appliances Included

Ground Floor



Property Description

DESCRIPTION Brand New studio apartment, available to rent immediately!

This ground floor studio apartment is located in a newly completed building, into 9 spacious and extremely modern apartments. Internally, the property benefits from an entrance hall way, modern shower room with LED mirror lighting, and a large open plan living & kitchen bedroom, with patio doors to communal rear garden and appliances integrated within the kitchen!

Other benefits include electric heating, on road parking with no restrictions, and access to a communal rear garden.

Offered Unfurnished and available NOW.

** No bills are included with this property and must be paid additional to rent, as normal.*

HALLWAY 3'91" x 4'03" (3.23m x 1.3m)

LIVING/KITCHEN/ BEDROOM 22'45" x 11'54" (7.85m x 4.72m) With patio doors to communal rear garden. Appliances in kitchen include a cooker/hob, fridge/freezer and a washer/dryer.

BATHROOM 7'28" x 3'85" (2.84m x 3.07m)

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.

Total approx. floor area ()

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements