



6 84 Stanmore Road

Birmingham

B16 9TB

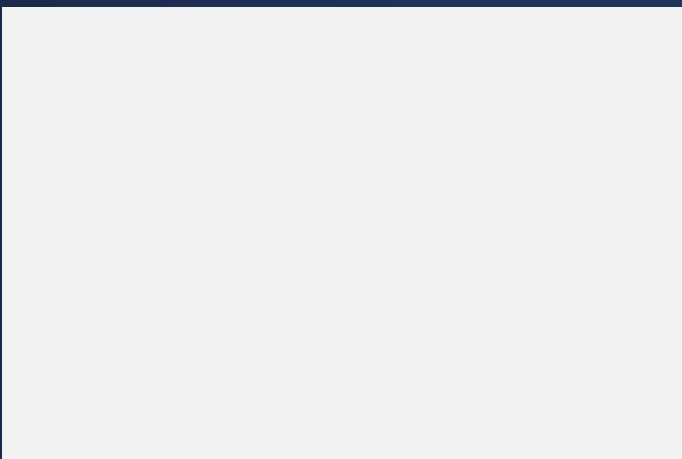
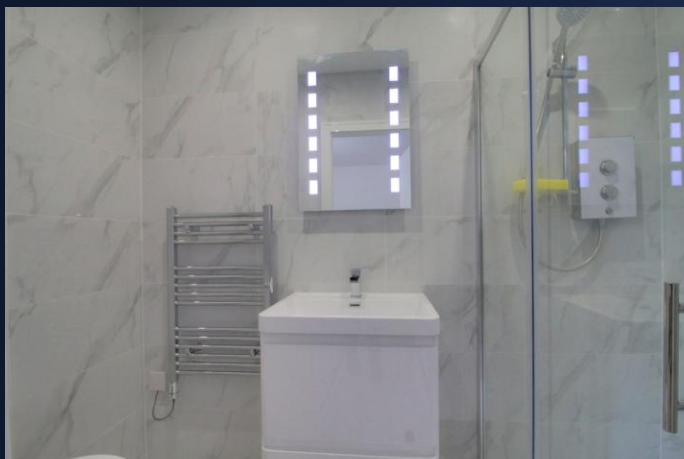
£800.00 PCM

Available NOW!

Offered Unfurnished

Kitchen Appliances Included

First Floor Apartment



Property Description

DESCRIPTION James Laurence are pleased to present a modern first floor apartment, located in a recently converted apartment block offering extremely modern apartments. The property benefits from an open plan living & kitchen area with a range of appliances integrated, double bathroom and shower room with an LED mirror lighting.

Other benefits include electric heating, on road parking, and access to a communal rear garden.

Offered unfurnished & available NOW.

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

HALLWAY 8'8" x 2'9" (2.64m x 0.84m)

OPEN PLAN LIVING & KITCHEN AREA 11'8" x 12'2" (3.56m x 3.71m) *Appliances include:-*

- Cooker
- Hob
- Fridge freezer
- Washing dryer

BEDROOM 9'46" x 10'06" (3.91m x 3.2m)

EN-SUITE 3'8" x 7'7" (1.12m x 2.31m)

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Tenant Fee Act 1019. 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.

*Birmingham City Council Property Licensing
Selective Licensing Of Other Residential Accommodation (Housing Act 2004 Part 3)*

The local authority has granted a licence in respect of the above property. A licence has been granted as it is a property to which Part 3 of the Act applies and is required to be licensed under that Part.

Occupation: This property is licensed for a maximum of 2 people living as 1 household.

Notice: All measurements are approximate, and photographs/images provided for guidance only and may not accurately represent the property.

Agents Note: All material information stated below has been agreed/ confirmed with our client, we would request all information to be verified by the interested applicant with a James Laurence Estate Agent/ Employee prior to proceeding forward with an application.

Rent Per Month: £800.00

Deposit Amount To Be Held In The Deposit Protection Service (DPS): £ Equivalent to 5-week's worth of Rent.

Further information regarding the scheme can be found here: [Current terms and conditions DPS \(depositprotection.com\)](#)

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council

Council Tax Band: A

Further Material Information:-

Part A

Council Tax / Domestic Rates: A

Rent: £800.00

Deposit(s): Equivalent to 5-week's worth of Rent.

Part B

Property type: Apartment

Property construction: Purpose Built

Number and types of room: One Bedroom Apartment.

Electricity supply: E-ON

Water supply: Severn Trent

Severage: Mains

Heating: Electric

Broadband: You should make your own enquiries into the coverage.

Mobile signal coverage: You should make your own enquiries into the coverage.

Parking: No

Part C

Building safety: N/A.

Restrictions: N/A.

Rights and easements: N/A.

Flood risk: N/A.

Coastal erosion risk: N/A.

Planning permission: N/A.

Accessibility/adaptations: N/A.

Codified or mining area: N/A.

*Energy Performance Certificate (EPC) ** D*



Total approx. floor area 376 sq ft (35 sq m)

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	60 D	60 D
39-54	E		
21-38	F		
1-20	G		