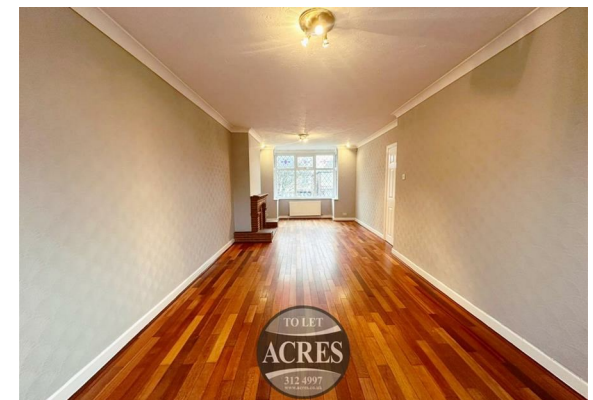


ACRES

Lettings Office: 28 Beeches Walk, Sutton Coldfield, B73 6HN
☎ 0121 312 4997 ✉ lettings@acres.co.uk

@ www.acres.co.uk

- Semi-detached home
- Three bedroom (Two doubles, one single)
- Newly Renovated shower room
- Freshly decorated through-out
- Large open-plan living and dining room
- Well maintained garden
- Council tax band C
- Excellent Location



THETFORD ROAD, , B42 2HY - £1,200 PCM

Acres Residential Lettings are thrilled to bring to market this well presented three bedroom semi detached home in Great Barr that has been freshly decorated through-out, making it ready to move into. The property features two double bedrooms and one single bedroom, providing flexible accommodation for families or professionals.

The newly renovated shower room is modern and stylish, complementing the overall feel of the home. Downstairs, the large open plan living and dining area offers a bright and welcoming space, perfect for relaxing or entertaining guests.

Outside, you'll find a lovely, well maintained garden, with on road parking available.

Situated in a great location the property is close to local amenities, schools and transport links, making it an ideal choice for those looking for a comfortable practical home in Great Barr.

Don't miss this opportunity- contact us today to arrange a viewing

Additional Information:

Deposit: £1,442.30 (protected under a government approved tenancy deposit scheme)

Tenure: Assured Shorthold Tenancy Agreement

Council Tax Band: C

EPC: D

Utilities/Bills: Not included

Tenant Fees: A holding deposit equivalent of up to one week's worth of rent of £288.46 may be required to secure the property. This will be put towards the rent or deposit once the tenancy starts, this is refundable unless the applicant withdraws or fails referencing." No other tenant fees to secure the property apply.

Viewings: Available weekdays and Saturdays by appointment. Please contact Acres Residential Lettings

Broadband and mobile coverage may vary by provider and location. Tenants are advised to check availability with their chosen providers. Ofcom provides an independent coverage and broadband checker at www.ofcom.org.uk.

We are a member of a government-approved Client Money Protection (CMP) scheme.

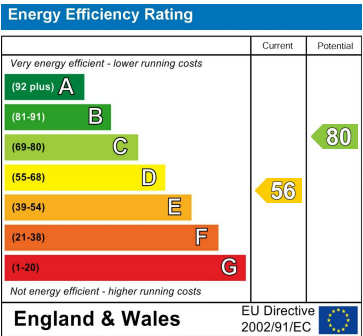
"All required safety certificates for the property (gas, electrical, etc.) will be provided to the tenant at the start of the tenancy."

This property is marketed in accordance with all relevant UK housing legislation and consumer protection laws. A valid EPC is available, and all required safety certificates will be provided before the tenancy begins. We are an equal opportunity housing provider.



COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 312 4997



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.