



£1,450 Per Month

2 Brookvale Mews, Selly Park, Birmingham, West Midlands, B29 7HP

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GREAT LOCATION - AVAILABLE END OF JULY This is an excellent, three storey town house which is perfectly placed for all the local amenities including having Cannon Hill Park just a short walk away, Pebble Mill Dental Hospital, QE Hospital, City Centre, Edgbaston cricket club and the nature reserve alongside the amenities offered in nearby Selly Oak, Harborne, Moseley, Edgbaston and the City alongside some well renowned local schools. You couldn't be better placed! The property benefits from an entrance hallway, living room, spacious kitchen diner and double doors opening onto the rear enclosed garden. The first floor accommodation comprises of two double bedrooms and a family bathroom. The second floor accommodation offers a main bedroom with the addition of a dressing area / home office area and an en suite shower room. To book your viewing please call our lettings team!

Approach

This modern three storey town house is approached via a front driveway providing off street parking and also giving access to a separate brick built garage with metal up and opening door and pitched roof and UPVC frosted double glazed front door opening into:

Entrance Hall

With hardwood wooden floor covering, double glazed window to the side aspect, wall mounted electric fuse box, cornice to ceiling, ceiling light point and interior door opening into:

Living Room

14'11" x 10'1" (4.56 x 3.09)

With double glazed window to the front aspect, central heating radiator, laminate wood effect floor covering, inset decorative electric fireplace with decorative stone effect hearth and mantle piece, cornice to ceiling and interior door opening into:

Kitchen/Dining Room

14'3" max x 15'4" (4.36 max x 4.69)

U-shaped kitchen with a modern selection of matching wall and base units with integrated AEG four ring burner gas hob, integrated AEG oven with in-built stainless steel splash backs and in-built stainless steel extractor, one and a half stainless steel sink and drainer with hot and cold mixer tap, roll edge work surface, double glazed window to the rear aspect, recessed spots to ceiling, tiling to splash backs, boiler cupboard housing Ideal classic boiler, central heating radiator, tiled floor covering, central heating radiator and space facility for washing machine. Dining area offering integrated fridge and freezer, laminate wood floor covering, double glazed French doors to the rear garden, ceiling light point, central heating radiator, cornice to ceiling and door opening into:

Guest WC

4'8" x 3'2" (1.43 x 0.99)

With low flush WC, wall mounted wash hand basin, central heating radiator, ceiling light point and ceiling mounted extractor.

Rear Garden

With an initial patio area leading on to mainly mature lawn and being finished with panel fencing to borders and wooden access gate giving to the side of the property.

First Floor Landing

From hallway turning staircase with decorative balustrades gives rise to the first floor landing with central heating radiator, ceiling light point, further turning staircase gives rise to the second floor accommodation, door opening into airing cupboard housing hot water tank and in-built shelving and doors opening into:

Bedroom One

7'9" x 14'4" (2.38 x 4.38)

With two double glazed windows to the front aspect, two central heating radiators, ceiling light point and cornice to ceiling.

Bathroom

7'8" max x 6'6" (2.34 max x 1.99)

With panel bath with hot and cold taps with telephone shower attachment, wash hand basin on pedestal, low flush WC, central heating radiator, tiling to splash backs, recessed spots to ceiling and ceiling mounted extractor.

Bedroom Two

14'3" x 11'7" max (4.36 x 3.55 max)

With two double glazed windows to the rear aspect, two central heating radiators and cornice to ceiling.

Top Floor Accommodation

26'2" x 10'7" min x 14'5" max (8 x 3.23 min x 4.4 max)

From the first floor landing turning staircase gives rise to the top floor spacious dual aspect bedroom offers a double glazed window to the rear aspect, further double glazed window to the front aspect, two ceiling light points, two central heating radiators, cornice to ceiling, over stairs walk-in storage cupboard door opening into:

En-Suite Shower Room

4'9" x 6'8" (1.45 x 2.04)

With corner entry shower with mains power shower over, low flush WC, wash hand basin on pedestal, tiling to splash backs, frosted double glazed window to the front aspect, recessed spots to ceiling and central heating radiator.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(89-91) B		
(85-88) C	73	
(82-84) D		
(79-81) E		
(76-78) F		
(73) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(102-104) A		
(99-101) B		
(96-98) C		
(93-95) D		
(90-92) E		
(87-89) F		
(84-86) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		