

# Barratt Last

ESTATE AGENTS

0121 776 5744



WELFORD AVENUE, YARDLEY, B26 2LD  
£1,200 PCM

- Un-furnished Semi-detached
- 2 Reception Rooms
- Bathroom with Shower
- Double Glazing
- 3 Bedrooms
- Kitchen/Breakfast Room
- Gas Central Heating
- Available May 2024

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: [sales@barrattlast.co.uk](mailto:sales@barrattlast.co.uk)

Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.  
Registered office: 301-303 Chester Road B36 0JG



A well presented, un-furnished Traditional 3 Bedroomed Semi-detached in a cul-de-sac location. The property benefits from parking to fore, central heating and double glazing. The layout comprises of:- Hall, Dining Room, extended Lounge, extended Kitchen/Breakfast Room, Side Utility with 2nd W.C., Bathroom with Shower and gardens. Available May 2024.

## GROUND FLOOR

Hall

Dining Room

Extended Lounge

Extended Kitchen/Breakfast Room

Side Utility With 2nd W.C.

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom With Shower

## OUTSIDE


Gardens

## ADDITIONAL INFORMATION

Council Tax - Band C - Birmingham City Council

Deposit Required - £1275

### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>81</b>   |
| (69-80) <b>C</b>                                   | <b>64</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

### HOME TO SELL?

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