

To Let - Rowan Close , Kingsbury / £1,425.00 PCM / Ref: 000001625



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- NEW TO MARKET.
- GOOD SIZE MODERN KITCHEN
- Council Tax Band "D"
- Local airports within easy access
- SET ON A CUL DE SAC LOCATION

- WOW GOOD SIZE 4 BED DETACHED
- GOOD ROAD/MOTORWAY LINKS
- EER- C
- A must view

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NEW TO MARKET AND AV NOW A GOOD SIZE 4 BED DETACHED PROPERTY IN THE DESIRABLE LOCATION OF KINGSBURYS TAMWORTH.

Close by are good roads, motorways links and local airports.

A must view.

NOTE The property will undergo some decor, some new floorings, garden area to be finished prior let.

Comprising of entrance porch.

Large modern kitchen - 3.33 max x 5.42 max (10'11" max x 17'9" max) -Belfast style sink, space and plumbing for washing machine, space for dryer, double low level oven, gas hob and extractor over storage cupboard, matching island with breakfast bar .

Downstairs W.C /cloakroom .

Downstairs bedroom/office/sung - 2.4 x 3.83 (7'10" x 12'6") -

Large extended lounge/dining room - 7.16 max x 5.88 (23'5" max x 19'3") feature stone fireplace with ornate recesses, large double glazed sliding doors leading out to the garden and wall light points.

To The First Floor -.

Bedroom One - 4.35 x 3.11 (14'3" x 10'2") -

Bedroom Two - 2.69 x 3.16 (8'9" x 10'4")

Bedroom Three - 2.32 x 3.39 (7'7" x 11'1") - .

Superb refitted bathroom -with wall mounted towel rail.

Fixed ladders lead to:

Boarded loft space - approximately 3.28 x 4.63 (approximately 10'9")

To the outside of the property there is a full width block paved driveway providing ample parking, side gated access leading to enclosed rear garden having patio area to the rear, shed and lean to store, step leading up to decked and gravel patio.

Gas central heating/doubl glazed.

Council Tax Band "D"

The property benefits from gas central heating.

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Viewing strongly recommended to secure this lovely property.

Pets negotiable - extra 25pcm rent per pet.

Property Construction - Standard
Electricity Supply - Mains
Water Supply - Mains
Drainage Type - Mains Sewer
Heating Gas Central Heating
Broadband FTTC (fibre to the cabinet)

Mobile signal/coverage - You may experience some issues with mobile coverage according to Ofcom Mobile checker - please check their website for specific speeds and coverage information

Our standard deposit is calculated based upon the passing rent, and varies from property to property, usually calculated at 5 weeks rent.

A holding deposit of 90.00 is payable to reserve this property if your application is successful (please note this amount will then be deducted from the initial move in monies due, prior to the tenancy commencing).

For details of this and any other fees that may become due during the term of your tenancy please contact a member of our Lettings Team at our Ashby de la Zouch branch.

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