



WESTFIELDS, BIRCHMOOR, B78
£1,100 per month*

Carter Jonas

BIRCHMOOR, TAMWORTH, WARWICKSHIRE, B78 1AL

**A three bedroom semi detached property situated within
the Village of Birchmoor.**

- 3 Bedrooms
- 1 Bathroom
- Living Room
- Kitchen/Breakfast Room
- Conservatory
- Garden
- Off-road Parking

THE PROPERTY

Accommodation comprises - entrance hall, reception room, breakfast kitchen, conservatory. To the first floor are three bedrooms and family bathroom. Externally there is off road parking and enclosed rear garden.

Available unfurnished from early May for an initial 12 month term.

EPC - D Council Tax Band B - Please see North Warwickshire Council for current costs.

No access to loft. Pets considered. Mains gas, electricity, water and drainage are connected to the property.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Risk - Low

At a rent of £1100 per calendar month

Holding deposit of 1 weeks rent £253

Security deposit of 5 weeks rent £1269



ADDITIONAL INFORMATION

Offers	Available for a 12 month term
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Viewing	Strictly by appointment
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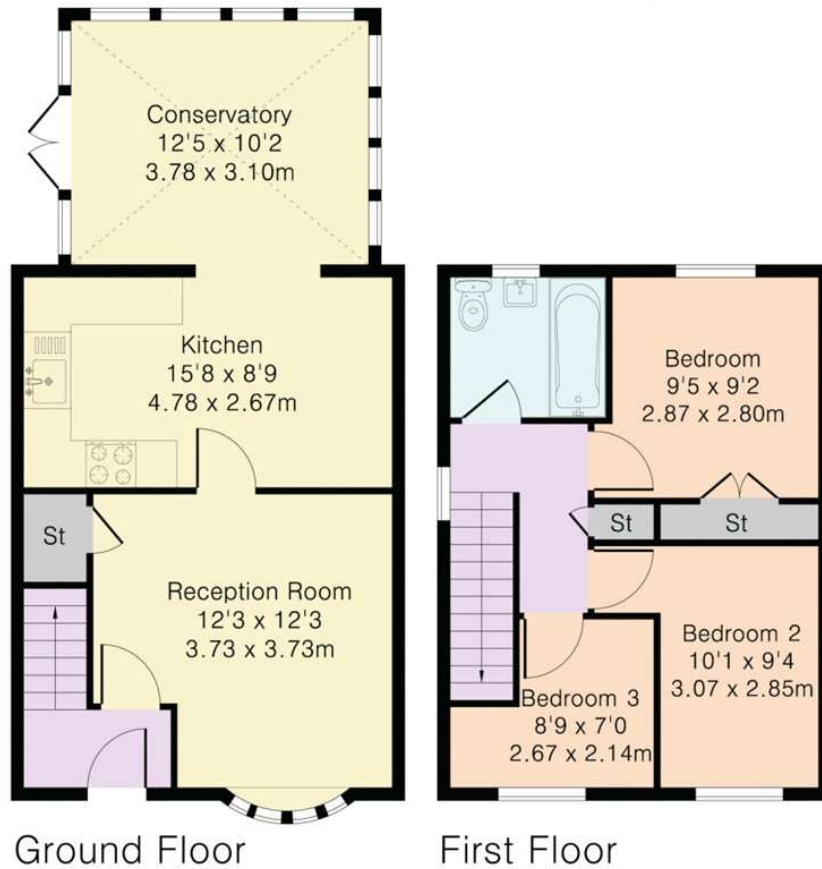
Local Authority	- Council Tax Band B
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Approximate Gross Internal Area 790 sq ft - 73 sq m

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 327 sq ft – 30 sq m



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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