



**Apt 19 Bird Brook House
Darlaston, Wednesbury
WS10 8NB**

£725 PCM

This modern two bedroomed apartment is set within secure gated grounds with allocated parking. Access is via a communal entrance leading to the property which briefly comprises; an Entrance Hall, Living Room, Fitted Kitchen, Two Bedrooms and Bathroom.

Bird Brook Close is conveniently situated in the 'heart of Darlaston', within close proximity to numerous amenities and public services offered by the Town Centre and is also close to a choice of local schools and excellent transport links.

Available to rent now.

Hall

With gas central heating radiator, security intercom, storage cupboard and doors to living room, two bedrooms and bathroom.

Living Room

11'10" (max) x 12'3" (3.61m (max) x 3.75m)

UPVC double glazed window with gas central heating radiator under, centre ceiling light, TV aerial point, BT point and open doorway leading to:

Kitchen

7'8" (into appliance recess) x 8'11" (2.36m (into appliance recess) x 2.73m)

Bedroom 1

9'8" x 11'10" (2.97m x 3.61m)

UPVC double glazed window with gas central heating radiator under, centre ceiling light point, TV aerial point and BT point.

Bathroom

7'6" x 5'1" (2.30m x 1.56m)

Having a matching white suite comprising; panelled bath with mains fed shower over and glass shower screen to side, low level W.C, pedestal wash hand basin, grey mosaic tiling to wall, ceramic tiled floor, UPVC double glazed window, extractor fan, electric shaving point, heated towel rail and centre ceiling light.

Bedroom 2

8'9" (max) x 8'4" (max)/6'4" (min) (2.68m (max) x 2.56m (max)/1.94m (min))

Parking

Allocated parking space

Additional Information

Services:

Mains gas, electricity, water and drainage are connected to the property.

Council Tax:

Walsall Borough Council - Band A

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Viewing:

Strictly by appointment with John Earle: 01564 794 343.

A dilapidations deposit is applicable, equivalent to 5 week's rent - this will be registered with the TDS www.tds.gb.

John Earle is a Trading Style of John Earle & Son LLP

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