



81 Francis Road  
Birmingham, B27 6LT  
£995 Per Month

MJ69



**A newly renovated mid-terrace 2-bedroom house, with lawned garden to rear. Gas central heating and double glazing. The accommodation comprises; entrance porch, lounge, fitted kitchen, ground floor bathroom and two bedrooms.**

Accessed from Francis Road, through a wooden gate into small fenced fore garden, with space for wheelie bins.

**Entrance Porch**

**Lounge**  
12'1" x 11'1" (3.7m x 3.4m)  
Window to front.

**Kitchen**  
11'9" x 8'10" (3.6m x 2.7m)  
Refitted, wall and base units, electric cooker, washing machine, stainless steel sink, window overlooking rear garden, stairs to first floor.

**Inner Lobby**  
Giving access to bathroom and garden.

**Ground Floor Bathroom**  
8'2" x 4'3" (2.5m x 1.3m)  
Refitted with white suite comprising low level W.C., wash hand basin, bath with shower over, window to rear.

Stairs from the kitchen rise to the first floor landing.

**Bedroom One**  
13'5" x 11'1" (4.1m x 3.4m)  
Window to front, radiator.

**Bedroom Two**  
10'9" x 8'10" (3.3m x 2.7m)  
Window to rear, radiator.

**Garden**  
With paved patio, lawn and shed.

**Additional Information**

Services: Water, gas, electricity and drainage are connected to the property.

Council Tax: Band A (Birmingham Council)

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/>

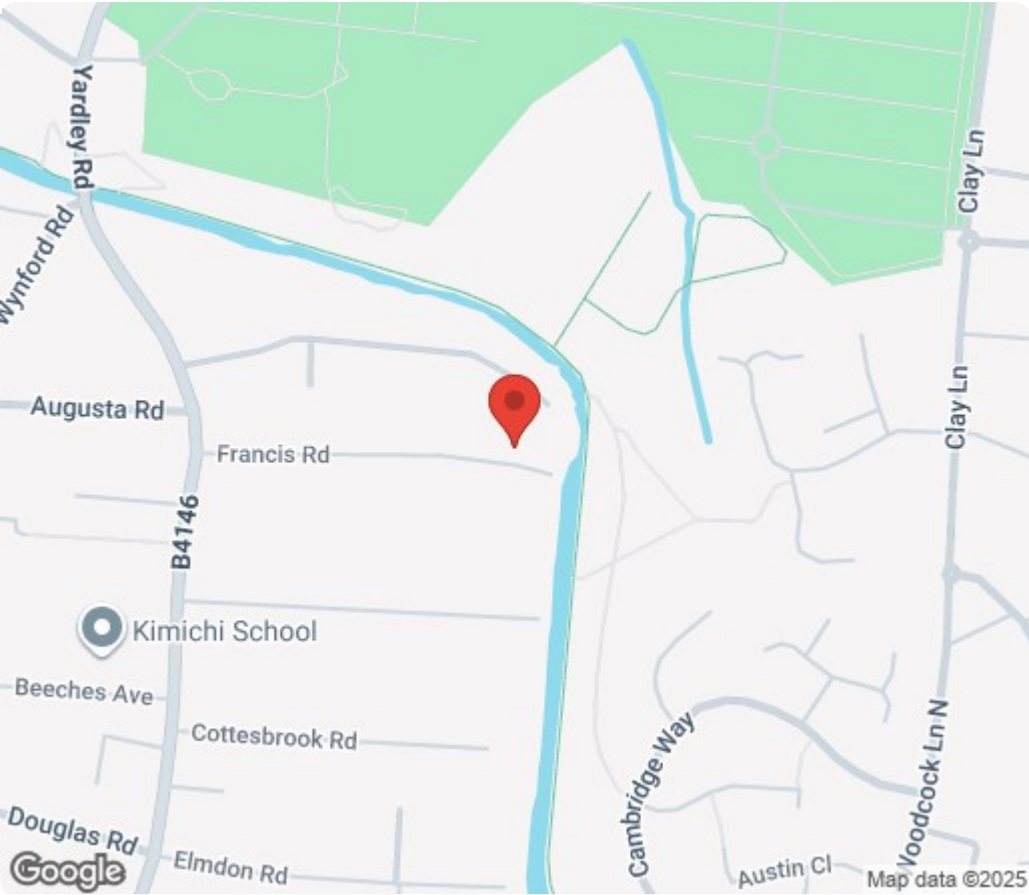
Viewing: Strictly by prior appointment through Earles on 01564 794343.




A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS ([www.tds.gb](http://www.tds.gb))


A holding deposit, equivalent to 1 weeks rent will be required upon application.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |  |
|---|---------|--|
|   | Current | Potential  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |  |
| (92 plus) A   |         |  |
| (81-91) B   |         |  |
| (69-80) C   |         |  |
| (55-68) D   |         |  |
| (39-54) E   |         |  |
| (21-38) F   |         |  |
| (1-20) G  |         |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |  |
| England & Wales   |         | EU Directive<br>2002/91/EC  |



