



27 Preston Road  
Birmingham, B26 1TG  
£1,095 PCM

A mid-terrace 3-bedroom house, with paved garden to rear. Gas central heating and double glazing. The accommodation comprises; entrance hall, lounge, fitted kitchen, ground floor bathroom and three bedrooms.

The property is set back from the road behind a brick wall with paved path leading to entrance door.

#### Entrance Hall

With radiator, and door leading to through lounge

#### Lounge

25'3" (82'0" x 13'1") x 12'7" (39'4" x 26'2")  
(7.72m (25'4") x 3.86m (12'8"))

With two central heating radiators, double glazed bay window to front, double glazed window to rear, door leading to stairs, and door leading to kitchen.

#### Kitchen

13'8" (42'7" x 29'6") x 6'9" (19'8" x 29'6")  
(4.19m (13'9") x 2.06m (6'9"))

Fitted with a range of wall, drawer, and base level units with work surface over incorporating one and half bowl sink with drainer and mixer tap over, cooker, washing machine and fridge, wall mounted combi boiler, double glazed window to side, central heating radiator and opening into inner hallway.

Separate storage housing shelving and freezer.

Double glazed door leading to rear garden, and door leading to downstairs bathroom.

#### Bathroom

5'6" (16'4" x 22'11") x 7'4" (22'11" x 16'4")  
(1.70m (5'7") x 2.26m (7'5"))

With a bath with shower over, pedestal wash hand basin, low level flush w/c, tiling to splash prone areas, central heating radiator, and obscure double glazed window to side.

#### Bedroom One

11'1" (36'1" x 6'6") x 11'6" (36'1" x 19'8")  
(3.40m (11'2") x 3.51m (11'6"))

Double glazed window to front, and central heating radiator.

#### Bedroom Two

11'3" (36'1" x 9'10") x 10'0" (32'9" x 3'3")  
(3.43m (11'3") x 3.07m (10'1"))

Double glazed window to rear, and central heating radiator.

#### Bedroom Three

8'5" (26'2" x 19'8") x 7'1" (22'11" x 3'3")  
(2.59m (8'6") x 2.16m (7'1"))

Double glazed window to rear, and central heating radiator.

#### Garden

Low maintenance garden is paved with fencing to boundaries, and access to garden 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 1000 Mbps and highest available upload speed 220 Mbps.

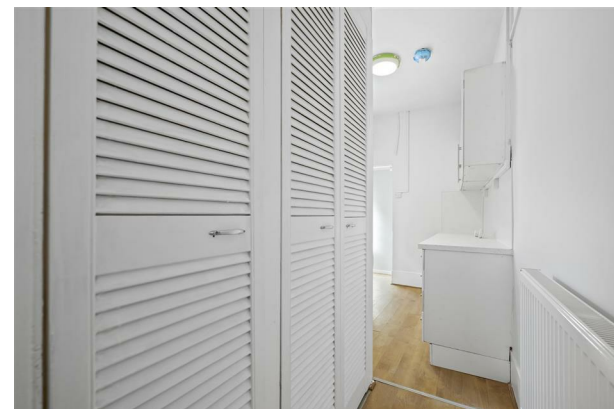
For more information visit:  
<https://checker.ofcom.org.uk/>

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                                 | <div>66</div> | <div>87</div>                                                                                               |
| (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 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 2002/91/EC  |

