



## SUNNYBANK FARM STONEY LANE, BIRMINGHAM, B48 7DG

**£2,750 PER CALENDAR MONTH**

A most prestigious Barn conversion in the most idyllic position that really has some breathtaking views! A must see property to appreciate its location, size, style of living and finishing touches. The property comprises: via a private road you'll find your own drive with ample off road parking for several vehicles and landscaped enclosed front garden with artificial lawn. Once inside you have an impressive open plan lounge/fitted kitchen with traditional oak beams and tiled floor. The kitchen is fitted with fridge/freezer, oven, hob, microwave, dishwasher and washer/dryer. Off the living area are the french doors to a rear enclosed garden. Three bedrooms - two have mezzanine floors and all have their own en-suites. This property is a real beauty with a mix of traditional barn features and contemporary style. Available early-mid September for occupancy.

A holding deposit of £634.61 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date. Vizors is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

All tenancies start with a initial 6 month fixed term, unless agreed by negotiation.

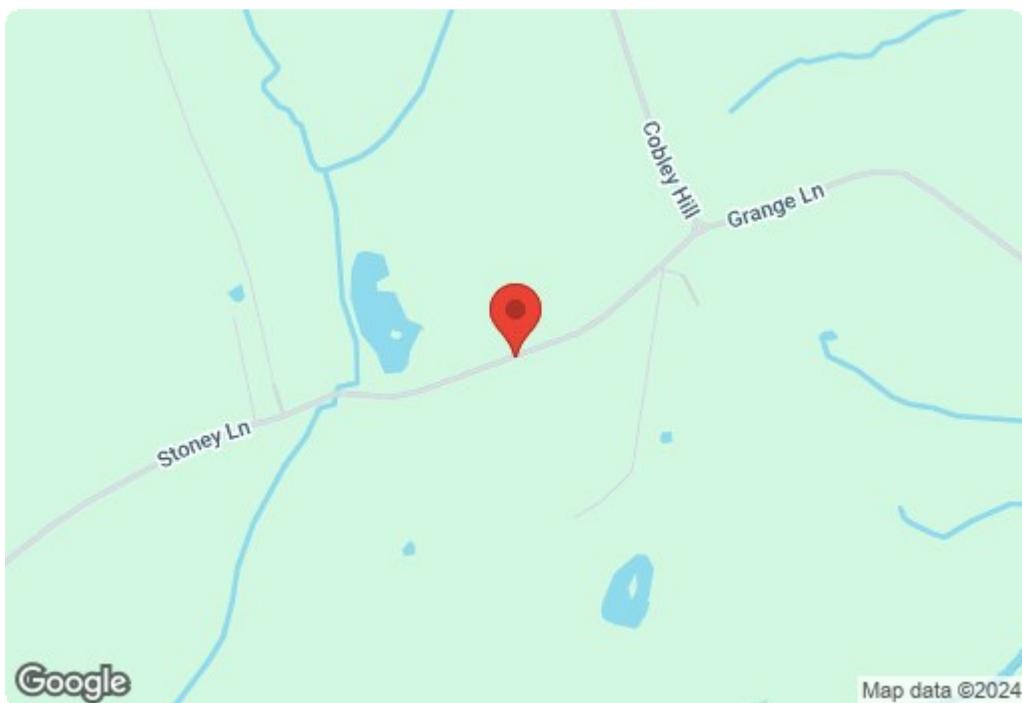
COUNCIL TAX BAND: New Build: band not available at present (correct at the time of marketing commencement)

## Vizors Estate Agents Ltd

📍 Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

📞 01527 584533  
✉️ info@vizorestates.com  
🌐 www.vizorestates.com





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			
<b>England &amp; Wales</b>		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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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