



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

**£2,950 PER CALENDAR MONTH**

An executive highly modern Barn conversion in the most idyllic position that really has the breathtaking views of the Lake! 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. Once inside you have an impressive open plan lounge/fitted kitchen via the oak and glass staircase. The kitchen is fitted with undercounter fridge, wine cooler, oven, hob, microwave, dishwasher and washer/dryer. Off the living area are the large doors to a rear enclosed garden over the looking the Lake. Three bedrooms - two on the ground floor with Jack and Jill bathroom and the main on the first floor with en-suite shower room accessed from the large mezzanine area. This property is a real stunner! Available early-mid September for occupancy.

A holding deposit of £680.76 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.

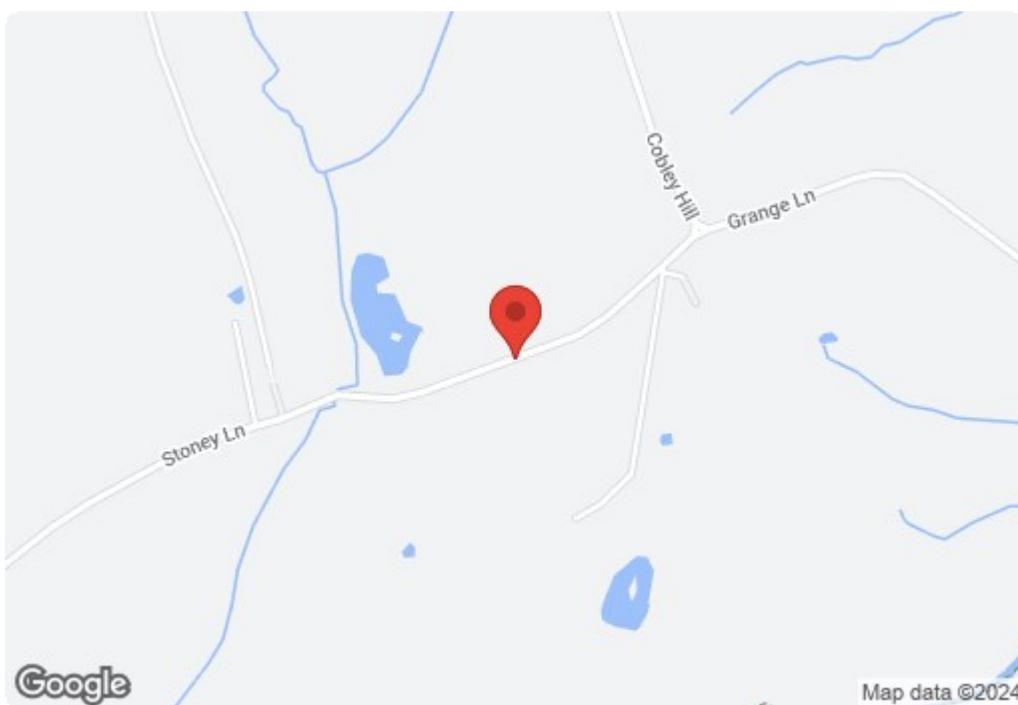
All tenancies start with a initial 6 month fixed term, unless agreed by negotiation.  
COUNCIL TAX BAND: New Build: band not available at present (correct at the time of marketing commencement)

## 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			
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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