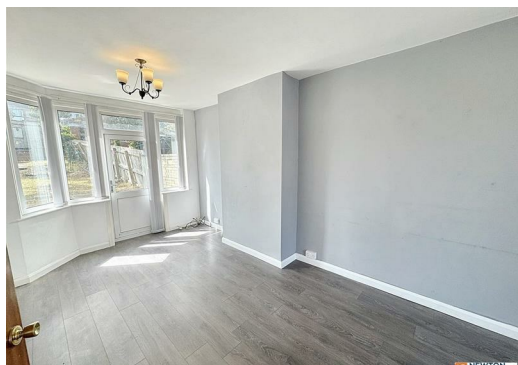




NEWTON  
FALLOWELL

**Calshot Road,**  
Birmingham, B42 2BZ  
£1,100 PCM





NEWTON FALLOWELL are delighted to offer this well-maintained and spacious three-bedroom semi detached home in the highly sought-after residential area of Great Barr. Perfectly suited to families or professionals, the property combines modern living with practical space, and is conveniently located close to local amenities, schools, and transport links.

**Property Features:**

Three well-proportioned bedrooms: Two generous doubles and one single, all neutrally decorated and filled with natural light.

Spacious through lounge/diner: A bright and versatile space featuring a bay window to the front and patio doors leading out to the rear garden – ideal for both entertaining and family life.

Contemporary fitted kitchen: Ample cupboard space, integrated oven and hob, room for appliances, and access to the rear garden.

Modern family bathroom: Stylish three-piece suite with bath and overhead shower, washbasin, and WC.

Private rear garden: Enclosed and low-maintenance, with both patio and lawned areas – perfect for outdoor relaxation or play.

Off-street parking: Driveway to the front providing convenient private parking.

**Location Highlights:**

Located on a quiet residential street in Great Barr

Easy walking distance to local shops, schools, and amenities

Excellent transport links – close to M6 motorway, and direct routes to Birmingham City Centre

Near to local parks and green spaces, ideal for families and leisure

**Key Details:**

Rent: £1,100 per calendar month

Deposit: £1,269 (equivalent to 5 weeks' rent)


Council Tax Band: B

EPC Rating: C

Availability: Immediately

Tenure: Long-term let preferred

Utilities & Council Tax: Payable by the tenant

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	