



**4 Forhill Manor, Lea End Lane, Kings Norton, B38 9EA**

**£1,250 Per month**

Melvyn Danes are delighted to offer this beautifully presented two bedroom two bathroom apartment with a garage. The property comprises; large entrance hallway, kitchen diner with integrated appliances, spacious living room, two double bedrooms with fitted wardrobes, master with en-suite shower room, and main bathroom. The property also benefits from having a secure gated parking space, and garage. Available immediately on an unfurnished basis. EPC: C



## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	76	76
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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