

# Cottons

CHARTERED SURVEYORS

113 Nuthurst Road, West Heath,  
Birmingham, B31 4TH

**£950 per calendar month**



- Two Bedrooms
- Gas Fired Central Heating System
- Generous Rear Garden
- uPVC Double Glazing
- Off Road Car Parking
- Excellent Location for Longbridge Town Shopping & Northfield

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)

An End Terraced house of two storey brick construction surmounted by a pitched tile clad roof benefitting from gas fired central heating, UPVC double glazed windows and external doors, two bedrooms, off road car parking and large rear garden. Nuthurst Road forms part of an established residential area located on the edge of open countryside and leads off both Longbridge Lane and Groveley Lane. The property is conveniently within less than 1 mile from Longbridge Railway Station and re-developed Longbridge Town Centre. EPC Rating D, Council Tax Band B, Holding Deposit £219 Security Deposit £1096. For a full breakdown of permitted fees, please visit our website, [cottons.co.uk](http://cottons.co.uk) or click on the following

### Ground Floor

Entrance Hall: UPVC door and radiator.

Lounge: 3.85m into bay x 3.3m with radiator.

Dining Kitchen: 4.62m x 3m with radiator, range of modern fitted units, built in oven hob and cooker hood. Worcester Bosch gas fired combination boiler.

Pantry cupboard and UPVC rear door

### First Floor

Stairs and Landing.

Bedroom One: 4.04m x 3.73m with radiator and built in wardrobe.

Bedroom Two: 3.05m x 2.75m with radiator.

Bathroom: 1.73m x 1.67m with panelled bath having shower over, pedestal wash basin, WC and radiator.

### Outside

Front: Lawned foregarden, side driveway leading to parking space.

Rear: Patio/Yard, brick store, side pedestrian access with large lawned garden.

### Council Tax Band

B



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