

## 123 Tiverton Road, Selly Oak, Birmingham, B29 6BS



## Monthly Rental Of £995

- Traditional Terraced Property with Rear Garden
- Fitted Kitchen
- EPC Rating: D
- Two Reception Rooms
- Two Double Bedrooms
- PET FRIENDLY

### Company Details:

Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

### Partners:

Andrew J. Barden MRICS FNAVA  
Richard D. Longden B.Sc. (Hons.) MRICS  
Stephen D. Sutton B.Sc. (Est Man) FRICS  
Stuart A. Gibbs MARLA  
John Day FRICS FNAVA  
Daniel J. O'Malley B.Sc. (Hons) Hndip MRICS FNAEA FNAVA  
Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

### Associate Partners:

Ian M. Axon ANAVA  
MaryJane Davies  
Consultant:  
Kenneth F Davis FRICS

100<sup>TH</sup>  
ANNIVERSARY  
CENTENARY YEAR 2024  
COTTONS

**PET FRIENDLY!** A two bed roomed terraced house located in the heart of Selly Oak. The property offers ease of access to our vibrant City Centre, Selly Oaks' high street shopping, bars and restaurants plus Birmingham University and Queen Elizabeth Hospital. The accommodation includes; Two reception rooms, two double bedrooms, fitted bathroom suite, and fitted kitchen. EPC Rating: D Council Tax Band B. Holding Deposit £225 Security Deposit £1125. For a full breakdown of permitted fees, please visit our website, [cottons.co.uk](http://cottons.co.uk)

## ACCOMMODATION

### Entrance Hall 11' 2" x 3' 4" (3.41m x 1.01m)

With a ceiling mounted light point, and an emergency light fitting, wall mounted gas central heating radiator and doors to the front & rear reception rooms.

### Front Reception Room 11' 3" x 8' 4" (3.42m x 2.53m)

With ceiling mounted light point, double glazed bay window to the front aspect, and wall mounted gas central heating radiator.

### Rear reception room 12' 2" x 11' 11" (3.71m x 3.62m)

With a ceiling mounted light point, double glazed window to side. useful roll top worksurface, complimenting the kitchen fitments, a wall mounted gas central heating radiator and a door to the ground floor W.C.

### Fitted Kitchen 11' 4" x 6' 5" (3.45m x 1.96m)

With ceiling mounted fluorescent light strip, a wall mounted gas central heating boiler, single glazed door and window to the rear yard aspect. The kitchen has been fitted with an array of wall and base mounted fitted units, stainless steel sink and drainer and is finished with brand new vinyl flooring. A door from the kitchen leads on to the utility room.

### Utility Room 6' 8" x 6' 3" (2.04m x 1.90m)

With a ceiling mounted light point, double glazed window to side. useful roll top worksurface, complimenting the kitchen fitments, a wall mounted gas central heating radiator and a door to the ground floor W.C.

### Ground Floor W.C. 6' 7" x 2' 9" (2.01m x 0.90m)

With a ceiling mounted light point, close coupled W.C. and wall mounted ceramic hand wash basin.

### First Floor Landing

With ceiling mounted light point and an emergency light fitting, wall mounted gas central heating radiator and doors to both bedrooms and bathroom W.C.

### Bedroom One (Front) 14' 0" x 11' 3" (4.27m x 3.42m)

With a ceiling mounted light point, double glazed window to front aspect and a wall mounted gas central heating radiator.

### Bedroom Two 12' 4" x 10' 10" (3.75m x 3.31m)

With a ceiling mounted light point, double glazed window to the rear aspect a useful built in over-stairs storage cupboard, and a wall mounted gas central heating radiator.

### Bathroom W.C. 7' 9" x 8' 6" (2.35m x 2.58m)

With ceiling mounted light point, double glazed window to rear aspect wall mounted gas central heating radiator and a three-piece suite comprising; a panelled bath, close coupled W.C. and pedestal hand wash basin.

### Outside

Small paved yard to fore, rear paved yard and gated entrance, leading across the right of way to the lawned rear garden.



#### Company Details:

Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

#### Partners:

Andrew J. Barden MRICS FNAVA  
Richard D. Longden B.Sc. (Hons.) MRICS  
Stephen D. Sutton B.Sc. (Est Man) FRICS  
Stuart A. Gibbs MARLA  
John Day FRICS FNAVA  
Daniel J. O'Malley B.Sc. (Hons.) HnDip MRICS FNAEA FNAVA  
Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

#### Associate Partners:

Ian M. Axon ANAVA  
Mary Jane Davies  
Consultant:  
Kenneth F Davis FRICS





TENANCY TERMS – A 6 months Assured Shorthold Tenancy is envisaged at a rent of £975.00 per calendar month.

The ingoing tenant will be required to pay a deposit of £1125.00

APPLYING TO RENT THIS PROPERTY - If you are interested in applying for this property you will need to complete an application form and pay a holding deposit in the sum of [ENTER AMOUNT] (one weeks rent). Details confirming the use of the holding deposit will be provided to you together with the application forms



**Ground Floor**  
For illustrative purposes only, not to scale.



**First Floor**  
For illustrative purposes only, not to scale.



**Company Details:**  
Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

**Registered No** OC360837.

**Registered Office** 361 Hagley Road Edgbaston Birmingham B17 8DL.

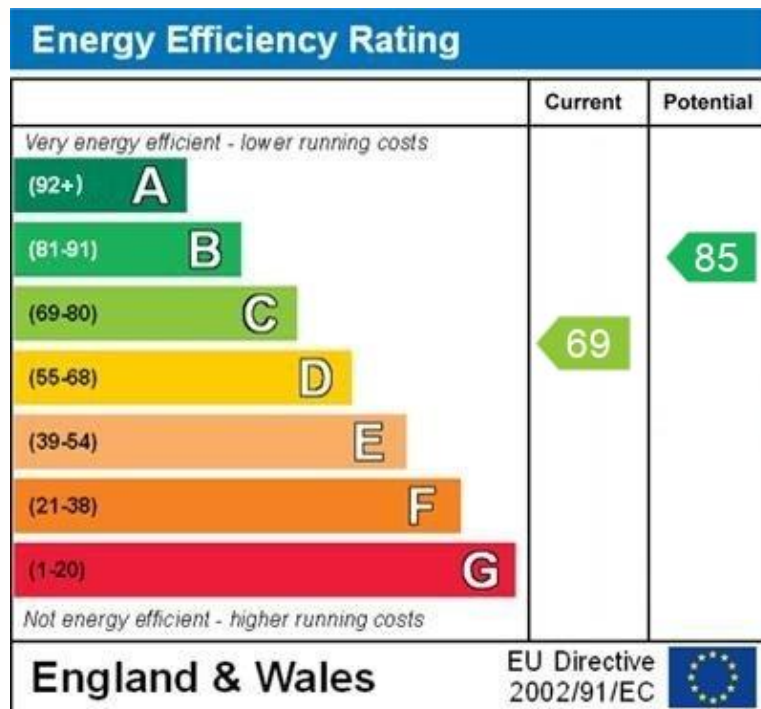
Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

**Partners:**

Andrew J. Barden MRICS FNAVA  
Richard D. Longden B.Sc. (Hons.) MRICS  
Stephen D. Sutton B.Sc (Est Man) FRICS  
Stuart A. Gibbs MARLA  
John Day FRICS FNAVA  
Daniel J. O'Malley B.Sc (Hons) HnDip MRICS FNAEA FNAVA  
Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

**Associate Partners:**

Ian M. Axon ANAVA  
MaryJane Davies  
**Consultant:**  
Kenneth F Davis FRICS



**Property Tenure**  
Freehold

**Council Tax Band**  
B

**EPC Rating**  
D

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Please note that these particulars have been prepared by us on the basis of information provided to us by our client. **NOTICE:** Cottons Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Company Details:**

Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

**Registered No** OC360837.

**Registered Office** 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

**Partners:**

Andrew J. Barden MRICS FNAVA  
Richard D. Longden B.Sc. (Hons.) MRICS  
Stephen D. Sutton B.Sc. (Est Man) FRICS  
Stuart A. Gibbs MARLA  
John Day FRICS FNAVA  
Daniel J. O'Malley B.Sc. (Hons.) HnDip MRICS FNAEA FNAVA  
Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

**Associate Partners:**

Ian M. Axon ANAVA  
MaryJane Davies  
**Consultant:**  
Kenneth F Davis FRICS

**100<sup>TH</sup>**  
ANNIVERSARY  
CENTENARY YEAR 2024  
COTTONS