



James *J* LaurenceTM
Sales and Lettings

ELIZABETH PLACE, 45 TENBY STREET NORTH,
BIRMINGHAM, B1 3AW
£2,450 PCM





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DESCRIPTION

A wonderful opportunity to rent a stunning Town House in the Jewellery Quarter arranged over three floors, presented in an exceptional condition. This spacious family home briefly comprises of an entrance hallway, downstairs family bathroom, utility room, storage and a downstairs bedroom with patio doors to private patio area. Utility room offers a washing machine/dryer.

On the first floor, a beautifully presented open plan living room/kitchen/dining room. Kitchen is fit with top of the range appliances including a Fridge/Freezer, Cooker/Hob, Dishwasher, Mini Fridge, Wine Cooler. This spacious living space offers dining room and large balcony area.

On the second floor, 2 double bedrooms, family bathroom and an en-suite to the 2nd bedroom.

On a further third floor, an entrance area with fitted wardrobes, then a master bedroom with Velux windows, private balcony and yet another en-suite. This extremely large property is currently undergoing refurbishment inside and out. On the external, the property is currently undertaking work to the balconies and will be out of use until September 2021. This large family home will also have a full re-decoration once scaffolding is taken down.

The property is available to move into immediately, as works can be carried out around any occupier.

Offered Fully Furnished. Must be viewed to appreciate size and standard.

ENTRANCE HALLWAY

22' 03" x 9' 76" (6.78m x 4.67m)

UTILITY ROOM

4' 86" x 4' 81" (3.4m x 3.28m)

DOWNSTAIRS FAMILY BATHROOM

8' 50" x 6' 11" (3.71m x 2.11m)

GROUND FLOOR PATIO AREA

6' 31" x 21' 88" (2.62m x 8.64m)

DOWNSTAIRS BEDROOM /BED 2

11' 03" x 20' 71" (3.43m x 7.9m)

LIVING/KITCHEN/DINER

21' 15" x 21' 84" (6.78m x 8.53m)

FIRST FLOOR BALCONY

10' 33" x 4' 80" (3.89m x 3.25m)

BEDROOM 4

9' 86" x 11' 21" (4.93m x 3.89m)

FAMILY BATHROOM

6' 27" x 6' 08" (2.51m x 2.03m)

BEDROOM 3

21' 93" x 10' 94" (8.76m x 5.44m) fitted wardrobes included

EN-SUITE TO BED 3

7' 65" x 5' 43" (3.78m x 2.62m)

TOP FLOOR MASTER BEDROOM

15' 80" x 21' 14" (6.6m x 6.76m) Velux windows, fitted wardrobes and office space

TOP FLOOR EN-SUITE

5' 80" x 6' 56" (3.56m x 3.25m)

TOP FLOOR BALCONY

11' 64" x 7' 17" (4.98m x 2.57m)

PARKING

Parking is secure and gated, directly outside the property. Parking will be restricted due to scaffolding until September, however alternative and temporary parking will be sourced in the meantime.

TENANT FEE ACT 2019

Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply