

# Christopher Shaw

Lettings • Property Management • Sales

Sedgley Road, BH9 2JW

**£2,625 Monthly**

**TO LET**



## Property Features:

- Furnished
- 1 Weeks rent payable on reservation
- Available for the 2024-2025 Student Term
- Five Bedroom House
- Furnished

## Description

All GOOD SIZE DOUBLE bedrooms, modern communal area with TV (all bills included except electric) Two bathrooms, downstairs WC, Modern kitchen with appliances, private garden and parking! This will always gets reserved extremely quick so do not hesitate call 01202 554470 to view. Always traditionally a girl's house! The property has recently benefited from having new carpets throughout the upstairs area and hallway.

Room Sizes:

Lounge: 10'5" x 12'7"

Room one: 12'7" x 13'9"

Room two: 10'10" x 12'0"

Room three: 11'5" x 12'0"

Room four: 11'9" x 13'11"

Room five: 10'11" x 11'11"

The price advertised is with selected bills:

Gas, Central heating (non restricted, subject to a fair use policy)

Water and Sewerage

Extra Information:

## Room Dimensions

- 
- 
- 
- 

## Floor Plan

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92- A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92- A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
	66	81	79
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC