

BROCKHURST LANE, CANWELL, B75

£1,850 per month*

Carter Jonas

BROCKHURST LANE, CANWELL, B75

A four bedroom detached cottage situated on the Canwell Estate, enjoying views over open farmland and benefiting from a large rear garden, single garage and ample driveway parking accessed via a private estate road.

The ground floor accommodation comprises a spacious sitting room, separate dining room, kitchen, utility room and WC. A study is situated at basement level.

To the first floor are three well-proportioned bedrooms and a family bathroom. The second floor is dedicated to the principal bedroom, which benefits from an en suite shower room and useful eaves storage.

Externally, the property is approached via a private estate road and benefits from driveway parking for multiple vehicles, a single garage, a generous grassed garden and a range of detached outbuildings comprising two stables and a studio.

- Council Tax Band = E
- Deposit Required = £
- Long Let, Minimum term 12 months
- 4 Bedrooms
- 1 Reception Rooms
- 1 Bathroom & En Suite
- Kitchen
- Dining Room
- Study
- Utility Room
- WC
- Single Garage
- Driveway Parking
- Available Now
- EPC = E



Approximate Gross Internal Area 1929 sq ft - 178 sq m
(Excluding Area Garage & Outbuilding)
Basement Area 165 sq ft – 15 sq m
Ground Floor Area 919 sq ft – 85 sq m
First Floor Area 509 sq ft – 47 sq m
Second Floor Area 336 sq ft – 31 sq m
Garage Area 153 sq ft – 14 sq m
Outbuilding Area 406 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas







Birmingham Lettings 0121 389 9670
birmingham.lettings@carterjonas.co.uk

ARLA Association of Residential Letting Agents
The Property Ombudsman LETTINGS

Classification L2 - Business Data

IMPORTANT INFORMATION
These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. ***Administration fees may apply depending on tenancy type. Please contact your local branch for this information.**