



## 11 Prestige Avenue,

Birmingham, B28 8DF

£1,250 Per month



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HS Homes are proud to present this immaculate and well-presented fully furnished, 2 bed mid terrace, situated on a new estate in Acocks Green. This modern and stylish home comprises of 2 bedrooms, 1 bathroom, open plan living and dining area, kitchen, South facing rear garden and a downstairs toilet. PLEASE NOTE THIS IS A SHORT TERM RENTAL AND IS ONLY AVAILABLE FROM NOW UNTIL SEPTEMBER 2026.

## On Approach

The property has a tarmacked driveway with parking for one car, and ample on road parking within the estate.

## Entrance Hallway

Through the front door and into the entrance hallway, which leads on to the kitchen, open plan living and dining area, downstairs toilet and stairs to the first floor. The hallway has a storage cupboard, radiator, 2 ceiling lights and wood effect flooring throughout.

## Open Plan Living / Dining Area

Through the entrance hallway and into this well-lit and spacious living area, which has a double-glazed window to the rear and French doors leading out on to a South facing rear garden. There is a radiator, ceiling light and wood effect flooring throughout.

## Kitchen

The kitchen has a double-glazed window to the front, with a sink and mixer tap situated underneath. There is an integrated oven with 4-ring gas hob, a free standing fridge freezer and washing machine. There is a radiator, LED downlights and wood effect flooring throughout.

## Garden

A sizeable and easy to maintain, South facing rear garden offering the ideal space for entertaining guests during those long summer months. With a paved area as you step out, pathway leading to the rear, and laid lawn in-between. The garden is all enclosed with wooden fence panels and access to the rear.

## Downstairs WC

The downstairs WC comprises of a toilet and corner sink. There is a heated towel rail, ceiling light and wood effect flooring throughout.

## Landing

Taking the stairs to the first floor where there is a large storage cupboard, ceiling light and carpet throughout.

## Master Bedroom

The main bedroom has a built-in wardrobe, a freestanding wardrobe for extra storage and a double bed. There is a double-glazed window to the rear, radiator, ceiling light and carpet throughout.

## Bedroom Two

The second bedroom is another double bedroom, with a storage cupboard built above the stairs and ample space for a freestanding wardrobe too. There are 2 double-glazed windows to the front, radiator, ceiling light and carpet throughout.

## Family Bathroom

The family bathroom comprises of a shower over bath, toilet and sink with mixer tap. There is a heated towel rail, LED downlights, grey wall tiles and wood effect flooring throughout.

## The Location

Hall Green hosts a wide variety of pubs, restaurants, cafes and supermarkets ranging from budget supermarkets such as ALDI right up to high-end supermarkets such as Waitrose. On your doorstep are a selection of nature reserves, parks and canal walks nearby.

With excellent transport links to the M42, M40, M6 and M5, getting around the UK is simple. For those who don't drive, then Hall Green Railway Station is a short walk, and offers easy access to both Birmingham City Centre and Stratford Upon Avon. If you want to escape the UK then Birmingham airport is just 8 miles away, with over 150 direct flights running daily.

Heartlands and Solihull hospitals are just 4 miles

away.

If you have a young family, schools will be a major consideration for you. Prestige Avenue is in the catchment area for a variety of good primary and secondary schools.

## The Applicant

All applicants must undergo reference checks and a credit check.

No smokers

No pets

No CCJ's or IVA's

**PROFESSIONALS ONLY**



## Road Map



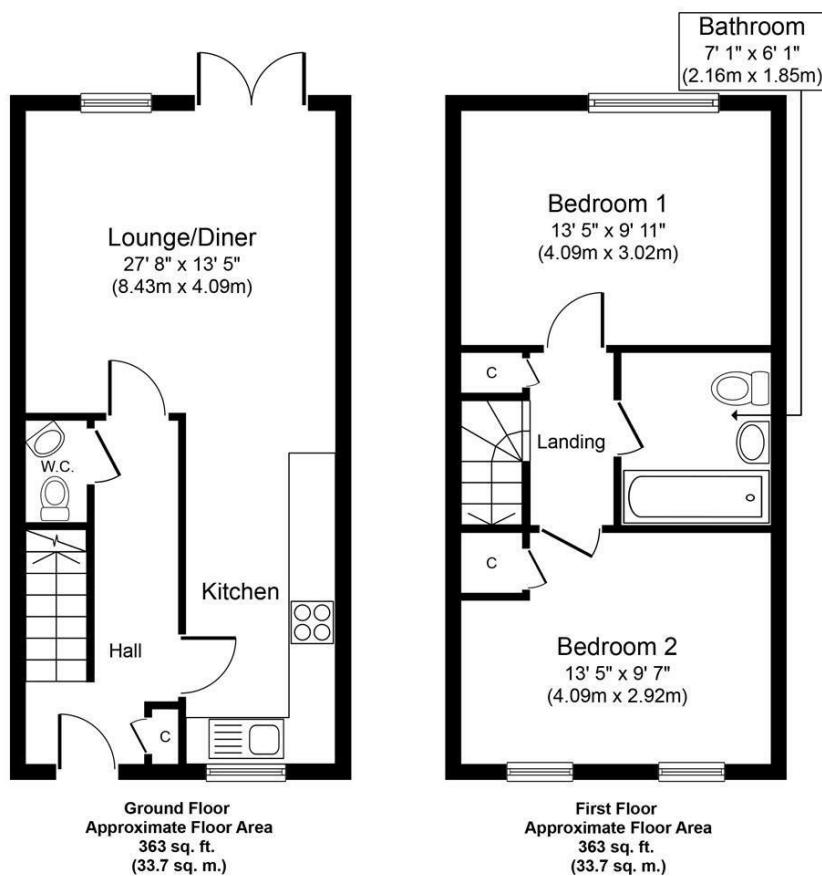
## Hybrid Map



## Terrain Map



## Floor Plan



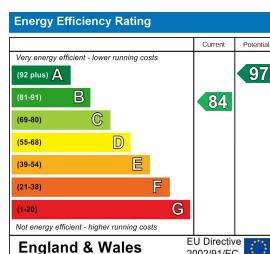
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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