



BLACKGREAVES LANE, LEA MARSTON, B76
£2,200 per month*

Carter Jonas

BLACKGREAVES LANE, LEA MARSTON, SUTTON COLDFIELD, WARWICKSHIRE, B76 0DA

A 5 bedroom semi-detached barn conversion situated within Lea Marston.

- 5 Bedrooms
- Dining Room
- Living Room
- Kitchen
- Conservatory
- Utility
- Cloakroom
- 2 bathrooms
- Gardens
- Garage

THE PROPERTY

Accommodation comprises - Dining Room, Living Room, Kitchen, Conservatory, Utility and Cloakroom. To The first floor are three bedrooms, one with ensuite shower room and walk in wardrobe, one with ensuite cloakroom and separate family bathroom. To the second floor are two double bedrooms. Externally there is a large gravelled driveway, double garage, and lawned gardens.

Available Mid June for a 12 month tenancy unfurnished.

EPC: E. Council Tax Band G - Please see North Warwickshire Council for current costs.

Pets considered. No access to Loft. Mains gas, electricity and water are connected to the property. Gas central heating. Sewerage is to a septic tank

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

Flood Risk: Low

At a rent of £2,200 per calendar month

Holding deposit of 1 week's rent £507

Security deposit of 5 weeks rent £2538

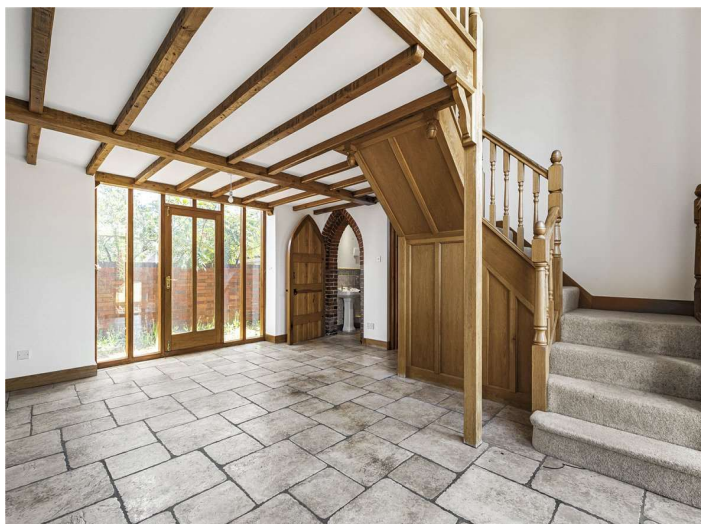
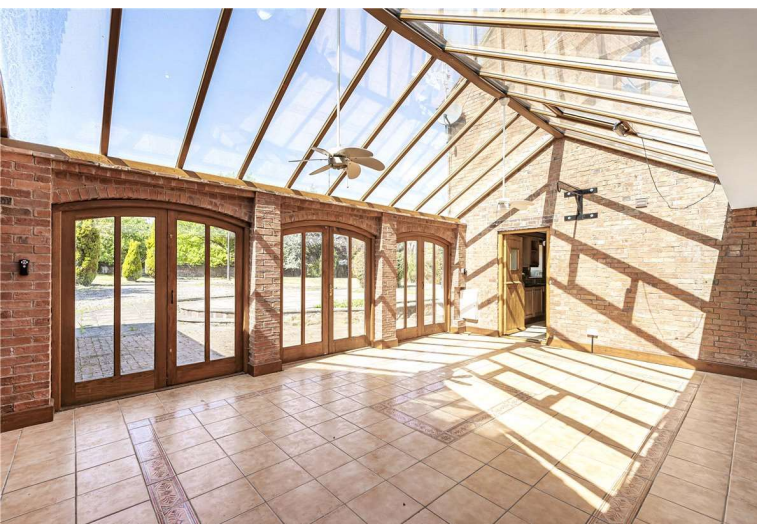


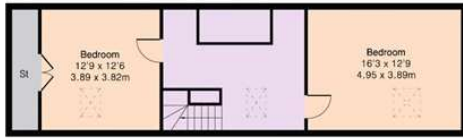
ADDITIONAL INFORMATION

Offers	Available for an initial term of 12 months
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Viewing	Strictly by appointment
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Local Authority	Council Tax Band F
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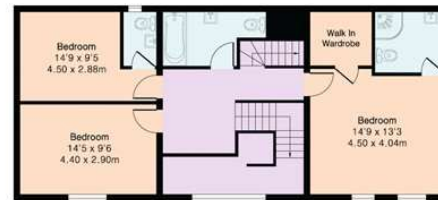




Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area 3252 sq ft - 301 sq m

Ground Floor Area 1769 sq ft - 164 sq m

First Floor Area 877 sq ft - 81 sq m

Second Floor Area 606 sq ft - 56 sq m



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.

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

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