



## 25 Betley Grove, Birmingham, B33 9NQ

**£850 Per Month**

S.E. Properties are delighted to present this well-presented two-bedroom terraced home, ideally situated within a popular residential location in Bettely Grove, Birmingham. Available to let now. Ideal for a professional couple, small family or individual.


The property comprises an entrance hallway, a spacious living room with feature fireplace, a modern fitted kitchen complete with integrated oven, hob and extractor hood, two well-proportioned bedrooms, and a contemporary shower room.


The property benefits from neutral décor throughout, gas central heating, double glazing, and carpet flooring.

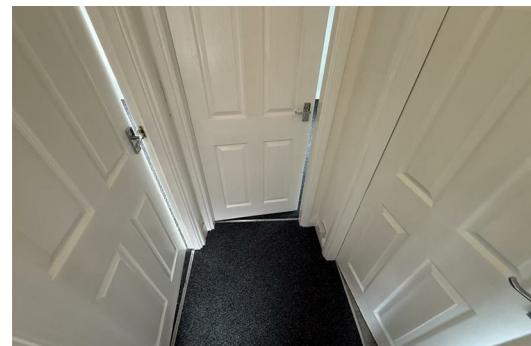
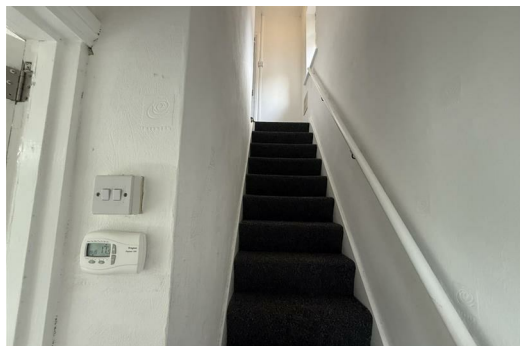
Externally, the property enjoys driveway for 2 cars and a private rear garden. It is conveniently located close to local amenities, schools and transport links.

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	61	85
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) 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		
	69	87
EU Directive 2002/91/EC		
England & Wales		



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