



**affitto**

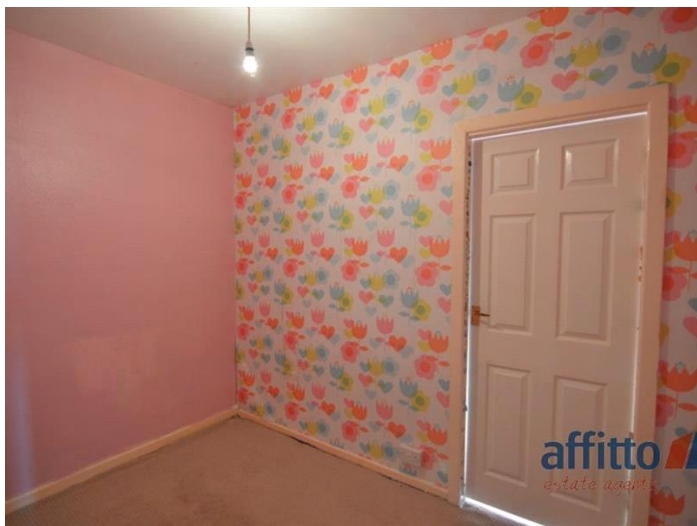
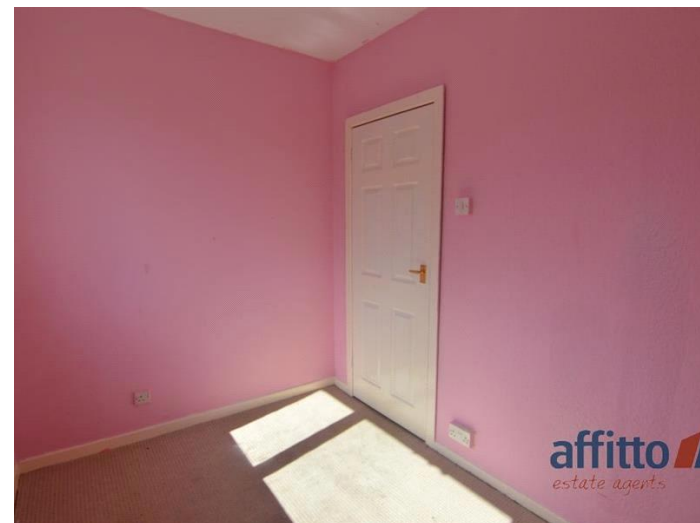
**affitto**  
*estate agents*

**School Road, Yardley Wood, Birmingham**  
**£825 pcm**

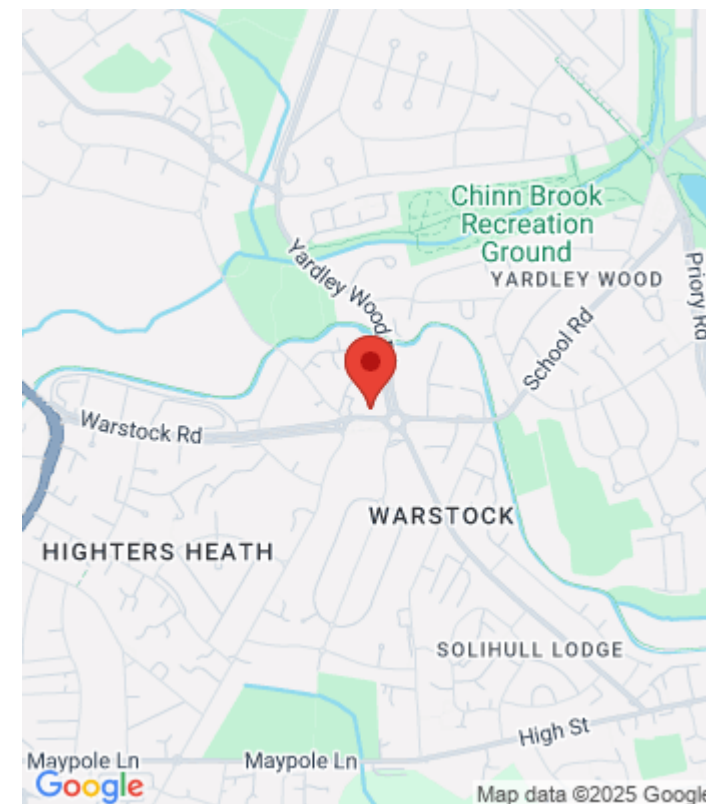
2 bedroom flat to rent

Affitto are proud to offer to the market this LARGE TWO BEDROOM FLAT available to view and move in immediately on School Road, Yardley Wood in Birmingham. The property briefly comprises of two double bedrooms, one of which can be used as a third bedroom or a twin room. A large open plan kitchen and dining area and a separate large lounge to the front of the property. This flat benefits from ample storage space and a nice size bathroom with a bathtub as well as a shower over bath. School Road is conveniently placed close to all amenities and transport links. The property has easily available on street parking, double glazing and gas central heating. CALL US NOW TO VIEW!

Deposit: £951.92  
Holding Deposit: £190.38



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	69	74		69	75
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )		