



14 Margaret Grove, Birmingham, B17 9JH

**£1,375**

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced home for rent. The property is conveniently located on the ever popular Margaret Grove.

In brief the property is set back from the road with fore garden. Entrance hall leads through to a bright and spacious lounge, benefitting from a modern kitchen diner to the rear. The first floor boasts two double bedrooms and modern family bathroom. The property has been modernised throughout and is available to move into in August.

The deposit payable is £1586

### **Location**

Margaret Grove is a central location within the Moor Pool Estate which is highly desirable and sought after. The property is within very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. The property is positioned perfectly for outstanding schools most notably Harborne Primary, Chad Vale Primary School and the Blue Coat School, whilst Medical professionals and academics will love the proximity to Queen Elizabeth Medical Complex and The University of Birmingham. For those who rely on the motorway network they have the options of the M6, M40 and M42 via M5 around four miles away. Other fantastic points of interest within the local area include Birmingham Botanical Gardens and Edgbaston Priory Club. With the NIA, Symphony Hall and theatres in Birmingham City Centre also easily accessible.

### **Lounge**

Bright and modern lounge benefitting from large windows to the front elevation, feature fireplace and internal storage cupboard. Along with central heating radiator and ceiling light point.

### **Kitchen Diner**

Modern fitted kitchen boasting a range of grey high-gloss base and wall units, including integrated appliances. Gas hob, extractor hood and worktops. Along with dining area, UPVC doors lead into the private garden, central heating radiator and ceiling spotlights.

### **Hallway/ Landing**

Obscure glazed front door, stairs to first floor accommodation, ceiling light points and loft access.

### **Master Bedroom**

Spacious bedroom, offering windows to front elevation, carpeted flooring, central heating radiator and ceiling light point. Further benefitting from internal wardrobe.

### **Bedroom Two**

Double bedroom with newly fitted carpets, window to rear elevation, central heating radiator and ceiling light point.

### **Bathroom**

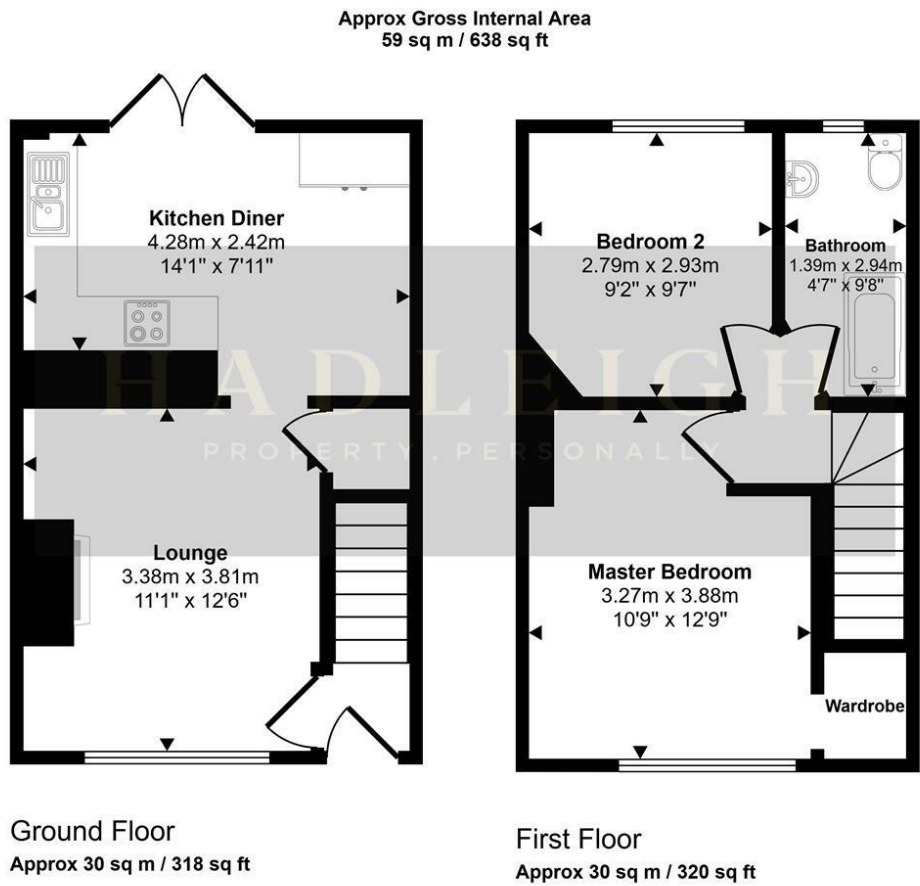
Modern bathroom suite, offering shower over bath, low level flush WC and vanity unit. Obscure glazed window to rear elevation, towel radiator and ceiling light point.

### **Garden**

Large private garden, predominantly laid to lawn with outhouse.

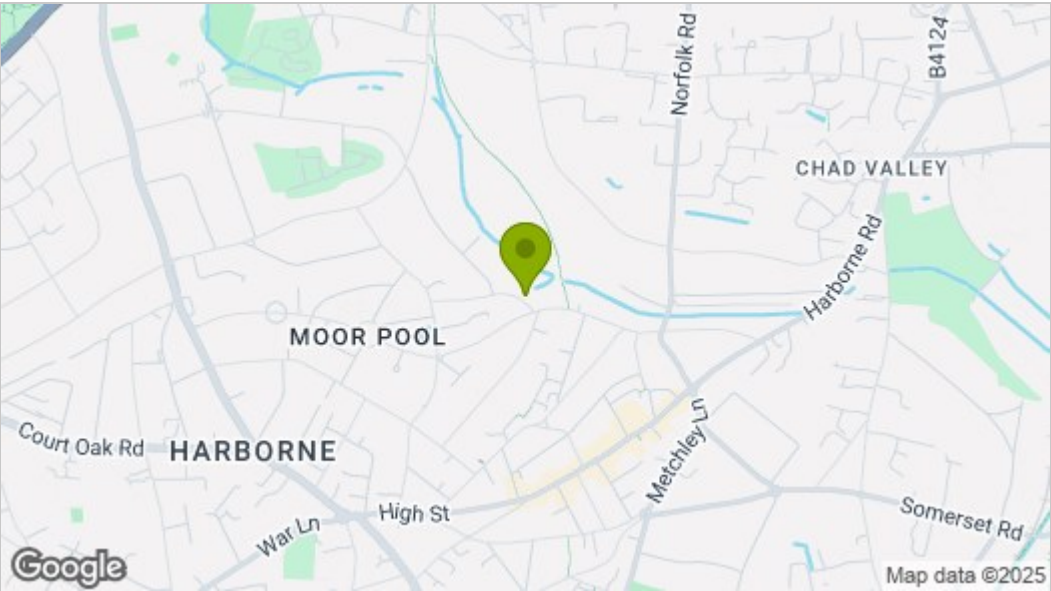


Floor Plan



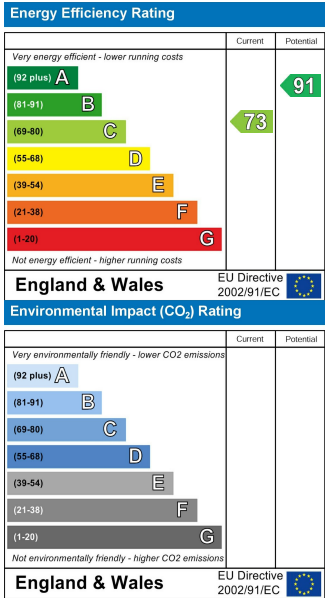
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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Energy Efficiency Graph



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