



THE GROVE, 2 175 HARBORNE PARK ROAD, HARBORNE, B17 0BQ



• **£1,250 PCM** • **AVAILABLE: 26th August 2024** • **Bedrooms: 2**

Hadleigh Estate Agents are pleased to present this stunning, modern 2 bedroom apartment located within a superb luxury apartment development with allocated parking. Situated on the ground floor, the property is accessed via a secure communal entrance hall. A neutral décor throughout, underfloor heating and private West-Facing garden in the much sought after location of Harborne. Open plan reception room with feature window and doors overlooking the garden. Bespoke designer kitchen with integrated fridge freezer, dishwasher, washing machine and electric oven and hob. Master bedroom equipped with fitted wardrobe and en-suite washroom. Second double bedroom also fitted with wardrobes.

Unfurnished.
Council Tax Band: C
EPC Rate: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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