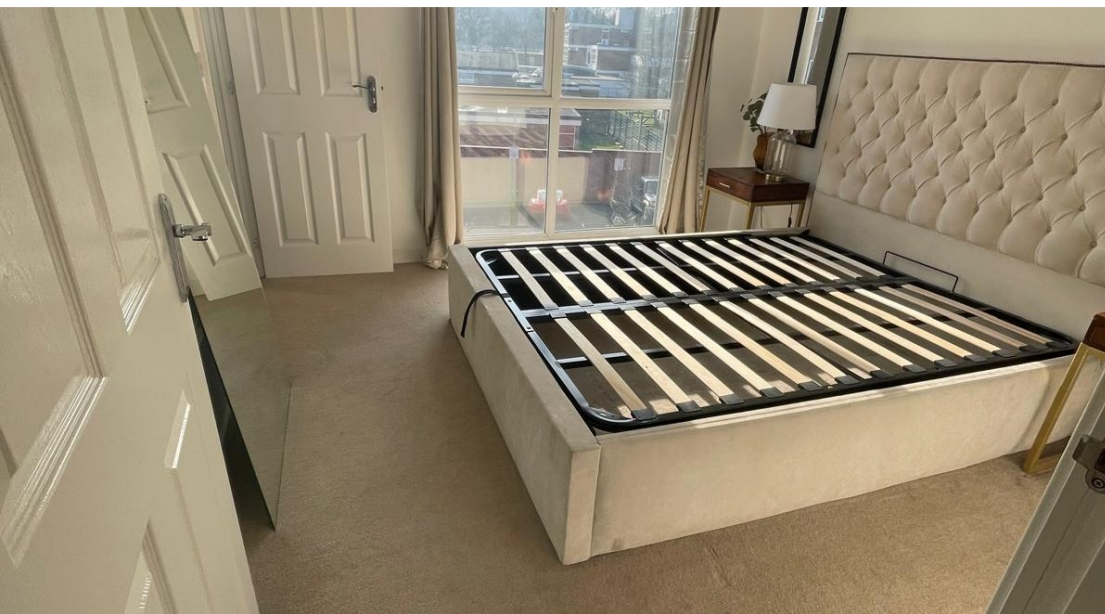




 **2**
Bedrooms

 **1**
Bathroom



Experience modern city living in this stylish second-floor apartment at The Edge, featuring an open-plan lounge/kitchen, two bedrooms including a master with en-suite, secure gated parking, and select furnishings.

Just a 5-minute walk from Birmingham City Centre, it offers unbeatable convenience with excellent transport links in the highly sought-after Edgbaston area.

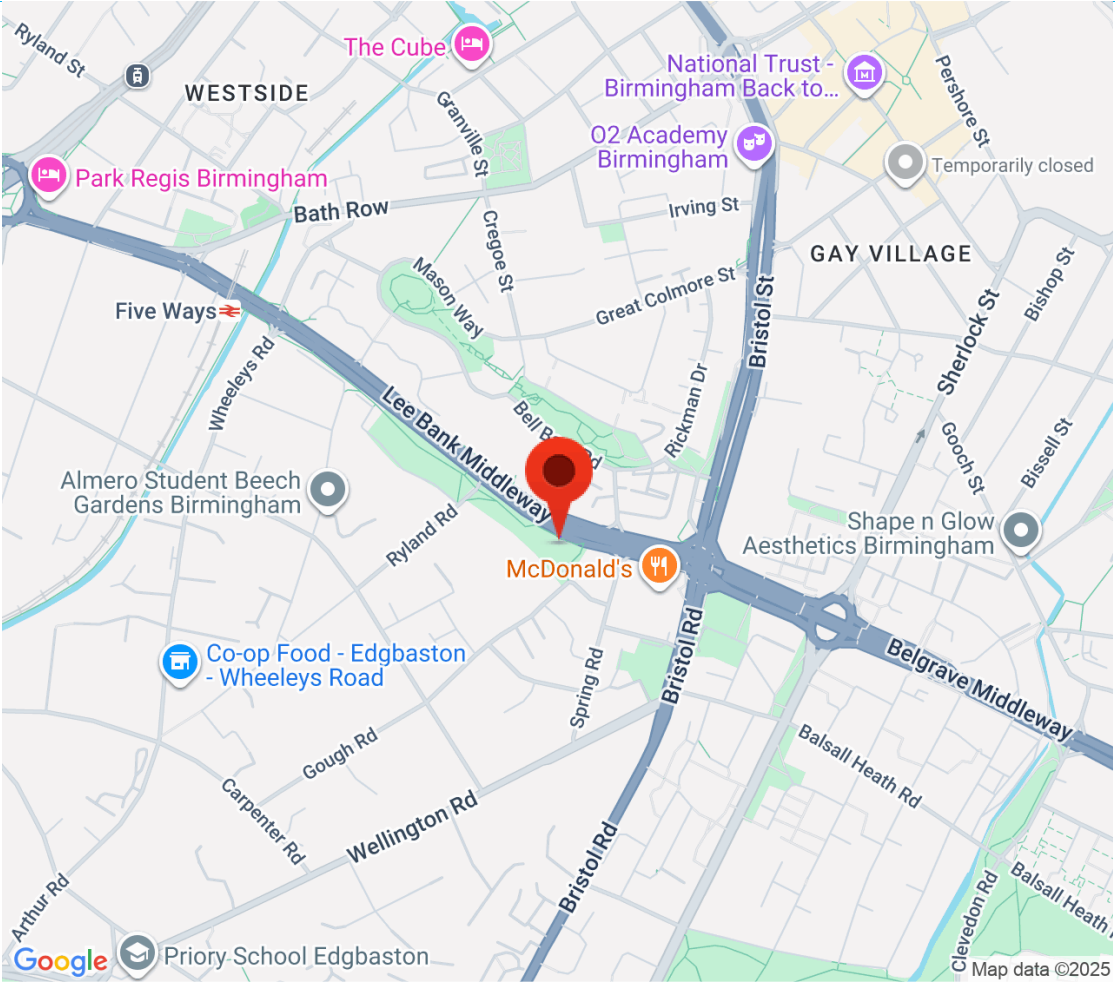
Profectus Estates proudly present to the Lettings market, this modern, stylish apartment situated on Springmeadow Road in the popular Edgbaston area of Birmingham.

The property is on the second floor of the The Edge development. Briefly, it comprises of a large open-plan Lounge/Kitchen, 2 bedrooms with the master bedroom benefiting from an en-suite shower room, and a bathroom with shower facilities.

The property also benefits from double glazing, electric heating, allocated parking with a secure gated entrance, and is available semi-furnished (bedframe in the master bedroom, drawers for storage and L-shaped corner sofa in the lounge).

Conveniently located just a short 5-minute walk from the world-famous Birmingham City Centre, with unparalleled transport links via road, rail and public transport.

Council Tax band: B EPC rating: B



Energy performance certificate (EPC)

The EPC 103, Springmeadow Road Birmingham B15 2GJ	Energy rating C
Valid until 2 December 2023	Certificate number 0878 9965 7362 1377 1900

Property type Mid-floor flat
Total floor area 63 square metres

Rules on letting this property
 Properties can be rented if they have an energy rating from A to E.
 If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) <https://www.gov.uk/mortgages/domestic-leases/energy-efficiency>
Energy efficiency rating for this property
 This property's current energy rating is 'C'. It has the potential to be 'C'.

