



452df Farquhar Road, Birmingham, B15 2QN

£1,350 Per Calendar Month



A spacious and well-presented two-bedroom, one-bathroom top-floor flat located in the desirable and leafy Edgbaston area. The property is fully furnished to a high standard and benefits from an allocated parking space plus a private garage. Its excellent positioning provides convenient access to the University of Birmingham and the Queen Elizabeth Hospital, making it ideal for professionals, academics, or medical staff.

Key Features:

- Generously proportioned top-floor two-bedroom flat
- Master bedroom with a king-size bed
- Second bedroom with a double bed
- Spacious lounge and dining area
- Fully furnished throughout with complete bedroom and living room furniture
- Fully fitted kitchen equipped with:
 - Cooker
 - Dishwasher
 - Fridge-freezer
 - Washer-dryer
- Modern bathroom with standard fittings
- Allocated parking space plus a separate private garage
- Quiet, secure, and well-maintained residential development
- Bright and airy layout with generous floor space

Location:

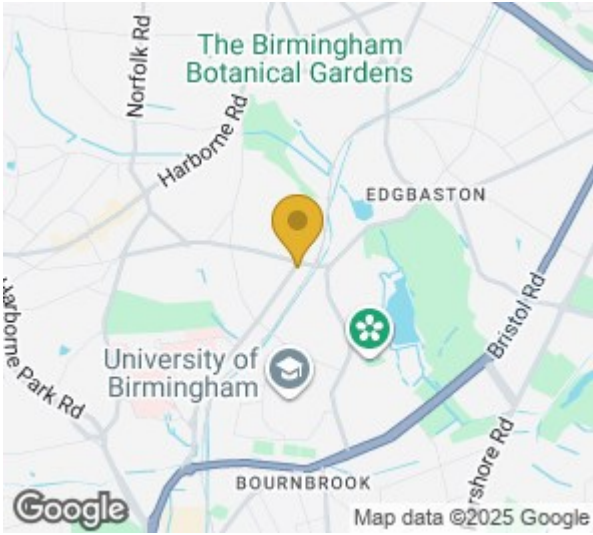
Situated on Whetstone Close, just off Farquhar Road, the property enjoys a peaceful residential setting in Edgbaston while being close to:

- University of Birmingham
- Queen Elizabeth Hospital
- Birmingham City Centre
- Local shops, cafés, parks, and amenities
- Excellent public transport options
- Easy access to major road networks

A highly sought-after area popular with professionals and students working in nearby institutions.

Viewing

Please contact our MKP MANAGEMENT Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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