

# HUNTERS<sup>®</sup>

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## Harborne Lane

Harborne, B17 0NU

£2,080 Per Month



\*\* STUDENT PROPERTY \*\* 2024/2025 ACADEMIC YEAR \*\*

An excellent opportunity to rent a spacious SIX Bedroom property in this prime location for the forthcoming academic year. Providing spacious accommodation including additional benefits such as off street parking for 2-3 cars, and a large kitchen diner. EPC Rating - C

The property comprises a large L shape kitchen diner, separate living room, good size rear garden and a downstairs and upstairs bathroom. The property has 6 good size double bedrooms.

The accommodation comes fully furnished. Available from 1st July 2024.



## FRONTAGE

Private driveway with off-road parking

## ENTRANCE HALL

LIVING AREA 16'0" x 10'8" (4.88 x 3.25)

KITCHEN DINING ROOM 20'8" Max x 15'11" Max (6.30 Max x 4.85 Max)

With cooker and extractor hood over, two washing machines and two free-standing fridge/freezers.

## DOWNSTAIRS BATHROOM

Low level WC, wash hand basin, bath with shower over

BEDROOM ONE 10'8" x 13'5" into Bay (3.25 x 4.09 into Bay)  
Double bedroom

BEDROOM TWO 11'6" x 7'8" (3.51 x 2.34)

Double bedroom

BEDROOM THREE 17'2" Max x 10'8" (5.23 Max x 3.25)

Double bedroom

BEDROOM FOUR 15'4" x 9'1" Max (4.67 x 2.77 Max)

Double bedroom

BEDROOM FIVE 10'11" x 7'10" (3.33 x 2.39)

Double bedroom

BEDROOM SIX 12'0" x 7'7" (3.66 x 2.31)

Double bedroom

## UPSTAIRS BATHROOM

Low level WC, wash hand basin, bath with shower over

## REAR GARDEN

Small patio over with grass area.

## AGENCY NOTES

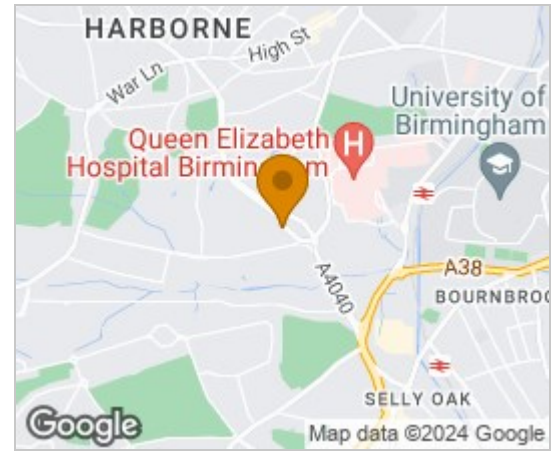
If split equally between 6 tenants:

Total rent per calendar month (PCM): £2210 excluding bills

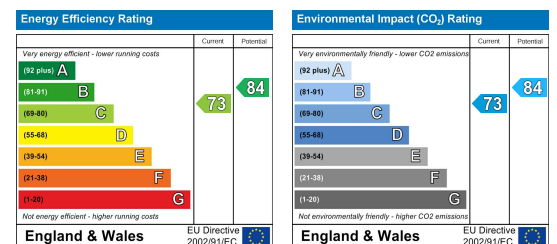
Rent per tenant per week: £85

Deposit per tenant: £425

## Area Map



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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