

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Earls Court Road

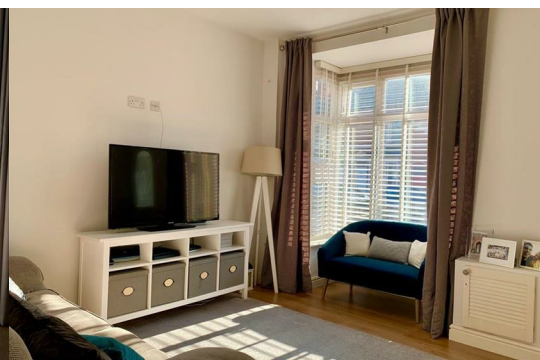
Harborne, B17 9AH

£1,150 Per Calendar Month



A superbly presented two bed traditional terrace property situated in this sought after area on the cusp of Harborne Village. Providing stunning accommodation throughout including an extended kitchen utility to the rear of the property and two double bedrooms. Unfurnished. Available 28th of May 2024. EPC Rating - D

The property briefly comprises enclosed front porch, front reception room currently used as a lounge, rear reception room currently used as a dining room and extended kitchen/utility. The first floor provides two double bedrooms and a excellent refitted bathroom with separate shower. The property is completed with an easily maintained rear garden.



## FRONTAGE AND APPROACH

Set back behind a small front garden with picket fence and gate

## ENTRANCE PORCH

Having double glazed double doors to front.

## FRONT RECEPTION ROOM 13'4" x 12'0" (4.06 x 3.66)

Having central heating radiator with decorative cover, laminate flooring, several power points, ceiling light point, double glazed bay window to front and matching front door.

## INNER HALL

Having useful under stairs cloaks/storage cupboard.

## REAR RECEPTION ROOM 12'9" x 12'0" (3.89 x 3.66)

Having central heating radiator with decorative cover, laminate flooring, stair case rising to the First Floor, power points, two ceiling light points, double glazed French door to rear and leading through to;

## EXTENDED KITCHEN/UTILITY 22'7" x 6'3" (6.88 x 1.90)

Having stainless steel sink and drainer with base units beneath, further matching base and wall units with black onyx contrasting work surface, single door oven, four ring gas hob, stainless steel extractor, floor and wall tiling, ceiling spot lighting, space for fridge freezer, double glazed window to side.

## UTILITY

Separate utility area having plumbing for washing machine, central heating radiator, wall mounted gas boiler, ceiling spot lighting, double glazed window and door to side.

## FIRST FLOOR LANDING

Tread stair case leads to the first floor landing.

## BEDROOM ONE 12'3" x 11'3" (3.73 x 3.43)

Central heating radiator with decorative cover, power point, ceiling light point, two double glazed picture windows to front giving an excellent degree of natural light.

## BEDROOM TWO 12'3" x 8'10" (3.73 x 2.69)

Power point, ceiling light point, central heating radiator, double glazed window to rear.

## BATHROOM

Partly tiled comprising modern white suite of panelled bath, wash hand basin, low level WC., walk in corner shower cubicle, ceiling spot lighting, floor tiling, radiator, opaque double glazed window to rear.

## REAR GARDEN

The property is set back behind a small front garden with picket fence and gate. The easily maintained rear gardens comprise artificial lawn, patio, borders and enjoy a sunny aspect.

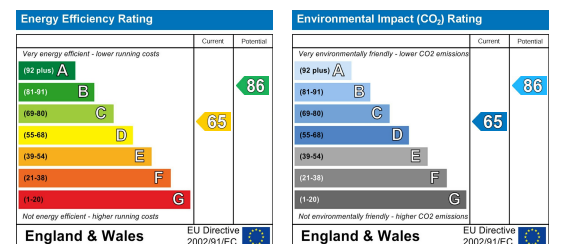
## Area Map



## Floor Plans



## 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.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email: [harborne@hunters.com](mailto:harborne@hunters.com) <https://www.hunters.com>