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HERE TO GET *you* THERE

38A Vernon Road, Edgbaston, Birmingham, B16 9SH

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£2,250 Per Calendar Month

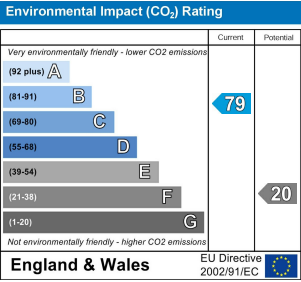
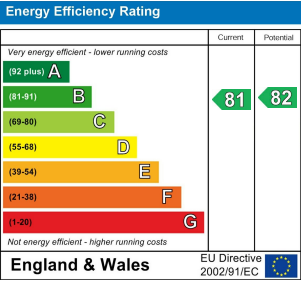
A superbly presented four bedroom property located in a prime location in Edgbaston. Providing luxurious and spacious living accommodation with the added benefit of off street parking and four double bedrooms. Available from 13th August 2024

The property comprises entrance porch into a welcoming lounge area, a cloakroom, utility room and large open plan kitchen/dining room completes the downstairs accommodation. The first floor comprises master bedroom and large second bedroom both with en-suites and a study room. The second floor has two further double bedrooms one with en-suite and a family bathroom.

Outside Window cleaning included in rent rent.

To arrange a viewing please contact Hunters Harborne on 0121 647 4233.

Hunters Harborne Lettings 110 Station Road, Harborne, Birmingham B17 9LS | 0121 647 4233
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FRONT APPROACH

With tarmac driveway and stair access leading to frontage.

ENTRANCE PORCH

A welcoming entrance porch with panel radiator and coat storage with door leading to

LOUNGE

17'5" Max x 15'11" into Bay
With a double glazed bay window to front, feature fireplace with gas fire, two panel radiators and TV and telephone points.

CLOAKROOM

Comprising WC, wash hand basin, panel radiator and extractor fan.

UTILITY ROOM

Comprising work surfaces and wall mounted storage units, with 'Miele' washing machine and tumble dryer, extractor fan and panel radiator.

OPEN PLAN KITCHEN/DINING ROOM

26'3" Max x 17'4" Max
An impressive open plan space for large dining table and chairs and a fully fitted kitchen.

DINING AREA

Comprising double glazed patio door to rear garden, telephone point, built in storage space and panel radiator.

KITCHEN AREA

A fully fitted kitchen with wall and base units and three double glazed windows to rear and side of property. Comprising granite work surfaces complete with breakfast bar area, stainless steel sink, "Rangemaster" electric cooker with 5 ring induction hob and extraction unit above, Integrated 'Siemens' fridge freezer, 'Siemens' dishwasher and housing central heating Worcester Boiler with a panel radiator.

FIRST FLOOR

BEDROOM ONE

14'5" x 13'2" Max
With two double glazed windows to rear, two panel radiators, built in wardrobes and door to En-Suite.

MASTER ENSUITE

A partly tiled en-suite with WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail, built-in mirrored storage unit with consumer shaving point and extractor.

BEDROOM TWO

17'5" x 10'0"0"0"
With two double glazed front facing windows, two panel radiators, built-in wardrobes and door to en-suite.

ENSUITE

A partly tiled en-suite with WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail, built-in mirrored storage unit with consumer shaving point and extractor.

STUDY

10'3" x 6'5"
Space for Study area or ideal storage space.

SECOND FLOOR

BEDROOM THREE

15'3" Max x 13'2"
With a double glazed window to rear, built-in wardrobe, TV point and door to en-suite.

ENSUITE THREE

A partly tiled en-suite with WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail, built-in mirrored storage unit with consumer shaving point and extractor.

BEDROOM FOUR

17'5" x 13'4" Max
With a double glazed window to front and 'velux' skylight, built-in wardrobes, panel radiator and TV point.


FAMILY BATHROOM

A partly tiled Bathroom with WC, pedestal wash hand basin, Bath with mixer taps and shower above, chrome heated towel rail, built in mirrored storage unit with consumer shaving point and extractor.

REAR GARDEN

A patio area to side and rear of property leading to large lawn area. Garden maintenance included within the rent paid.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.









