



Hampton Court Road

Harborne, Birmingham, B17 9AF

£1,100 Per Month



A well presented two bedroom traditional terrace property situated in this sought after area on the cusp of Harborne Village. Providing extended accommodation throughout including an additional downstairs shower room to the rear of the property and two double bedrooms. Unfurnished. Available from 23rd August 2024. EPC Rating - D

The property is set back from the road with a welcoming front courtyard, the internal accommodation briefly comprises front and rear reception rooms and a fitted kitchen downstairs with a downstairs wet-room.

The upstairs provides two spacious double bedrooms and an additional bathroom suite off the second bedroom. To the outside is a well maintained rear garden.

The property is situated in close proximity to Queen's Park and is absolutely ideal for professionals seeking all that Harborne has to offer but also with the additional benefit of being situated within its own community comprising a variety of local shops, great public transport routes and road links to the city centre and M5/M6. This location is particularly popular with those commuting to the Queen Elizabeth Medical Complex, University of Birmingham and the city centre whilst Harborne fitness centre and High Street are less than a mile away.



Property Accommodation

Front Reception Room 11'3" exc bay x 11'9" max (3.43m exc bay x 3.58m max)

Rear Reception Room 11'9" max x 12'4" (3.58m max x 3.76m)

Kitchen 11'11" x 6'1" (3.63m x 1.85m)

Downstairs Wet Room

Bedroom One 11'9" x 11'3" (3.58m x 3.43m)

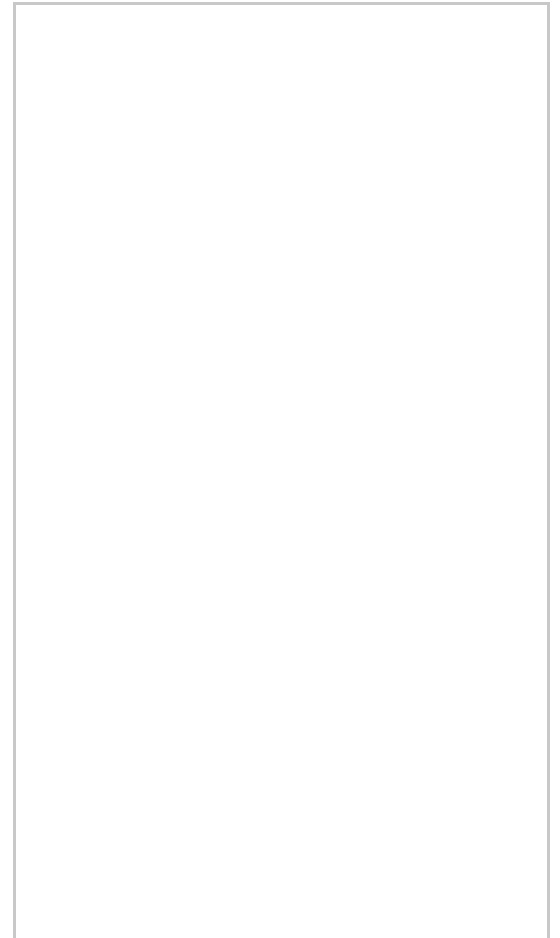
Bedroom Two 11'9" x 12'5" (3.58m x 3.78m)

Bathroom

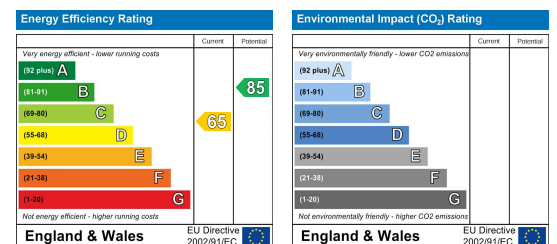
Area Map



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.

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