

HUNTERS[®]

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Oak Close

Harborne, Birmingham, B17 9AW

£1,450 Per Calendar Month



A immaculately presented and superbly designed modern mid-terraced property situated in this quiet cul-de-sac location in Harborne. The property has undergone a full renovation including modern kitchen and bathroom fixtures and is perfect for both professionals or a small family. Its Available from Mid-End September on an Unfurnished Basis. EPC Rating - D

The property provides double glazing and gas central heating, it briefly comprises entrance reception, spacious open plan living throughout the whole downstairs providing living, dining and kitchen areas respectively, with a separate cloakroom and opens out to the low maintenance rear garden. The upstairs provides three good sized bedrooms a a refitted bathroom suite.

The property is situated within a quiet cul-de-sac location in easy reach of Harborne High Street with its boutique shops and supermarkets and vast array of eatery and entertainment venues. the location also provides convenient access to QE Medical Complex, Birmingham University and Birmingham City Centre.



ENTRANCE PORCH

A double glazed outer door leads into reception with secondary obscure glazed inner door opening into :

OPEN PLAN LIVING QUARTERS 27'11"max x 15'7" (8.51max x 4.75)

A large open plan space combing living dining and kitchen areas all together, with a double glazed window to front elevation and stairs to first floor.

KITCHEN AREA

A kitchen dining area with separate island and base level units, complimentary work surfaces, tiled splash back and sunken asterite sink and drainer, integrated oven and electric hob and built in extractor, space and plumbing for washing machine and fridge freezer. there is space for dining table and chairs, and double glazed sliding patio doors lead out to the rear garden.

CLOAKROOM

Partly tiled with low level WC, wash hand basin with mixer tap and built-in cupboard housing the "Vaillant" gas central heating boiler.

LANDING

With a built in storage cupboard, loft access and doors into:

BEDROOM ONE 14'1" x 8'11" (4.29 x 2.72)

With a double glazed window to front elevation, central heating radiator and built in wardrobes,

BEDROOM TWO 11'5" x 9'5" max (3.48 x 2.87 max)

With a double glazed window to rear elevation and central heating radiator.

BEDROOM THREE 10'7"max x 6'4" (3.23max x 1.93)

With a double glazed window to front elevation, central heating radiator and built in wardrobe.

BATHROOM

Partly tiled with a double glazed obscure window to rear elevation, comprising low level WC, vanity sink unit, roll top free-standing bath and rain head shower and heated towel rail.

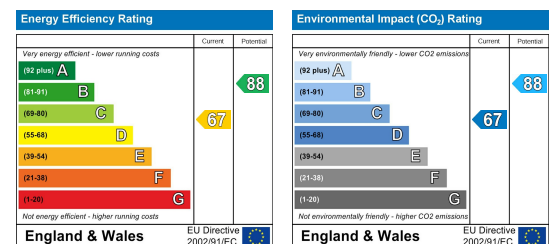
REAR GARDEN

A low maintenance well presented rear garden with decking style terrace, slate garden area with mature trees and plants and fence boundary.

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.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email: harborne@hunters.com <https://www.hunters.com>