

HUNTERS[®]

HERE TO GET *you* THERE



Hermitage Road

Edgbaston, Birmingham, B15 3US

£995 Per Calendar Month



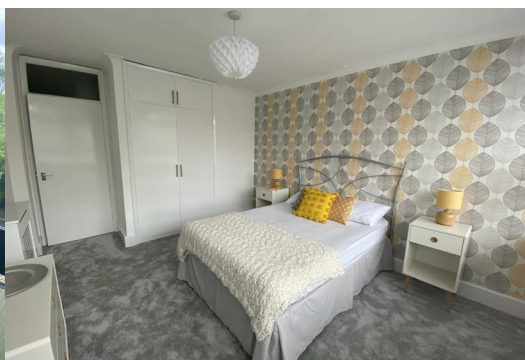
A beautifully presented and newly refurbished two bedroom flat situated in this highly regarded development in Edgbaston. Providing spacious accommodation throughout with the additional benefit of two balconies and off-road parking in the grounds of the development (non-allocated). The property is unfurnished.

Available from 11th November 2024

EPC: D

Council tax band: B

The property briefly comprises entrance hall, lounge, fitted kitchen, two double bedrooms and a bathroom with separate WC.



FRONTAGE AND APPROACH

Set within landscaped communal grounds with a nicely refurbished communal hallway with stairs and lift access to the second floor where the property is located.

ENTRANCE HALL

A hardwood entrance door leads into the hallway, with built in storage cupboard, telephone points, electric heaters and doors into:

LIVING ROOM 17'1" x 12'0" (5.21 x 3.660.00)

With double glazed window to the rear elevation, and two patio doors providing access to the balconies at the front and rear aspects, with electric heater and TV point.

KITCHEN 12'7" x 7'4" (3.84 x 2.24)

With a double glazed window to side elevation comprising wall and base units, work surfaces with stainless steel sink and drainer and tiled splash back, integrated oven with electric hob and extractor above, freestanding washing machine and fridge freezer and built in cupboard/pantry.

BEDROOM ONE 14'10" x 10'9" (4.52 x 3.28)

With a double glazed window to rear elevation, electric heater and built in wardrobes.

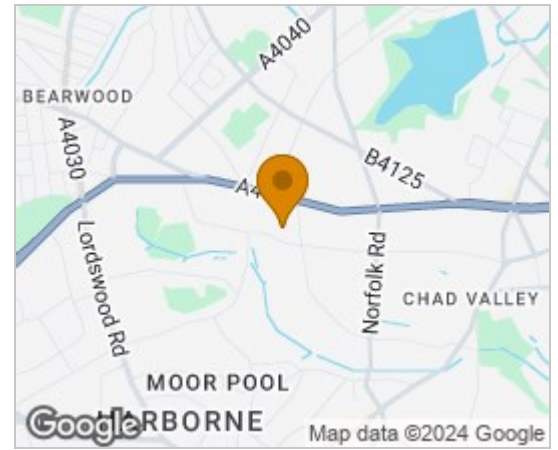
BEDROOM TWO 14'10" x 10'9" (4.52 x 3.28)

With a double glazed window to rear elevation, electric heater and built in wardrobes.

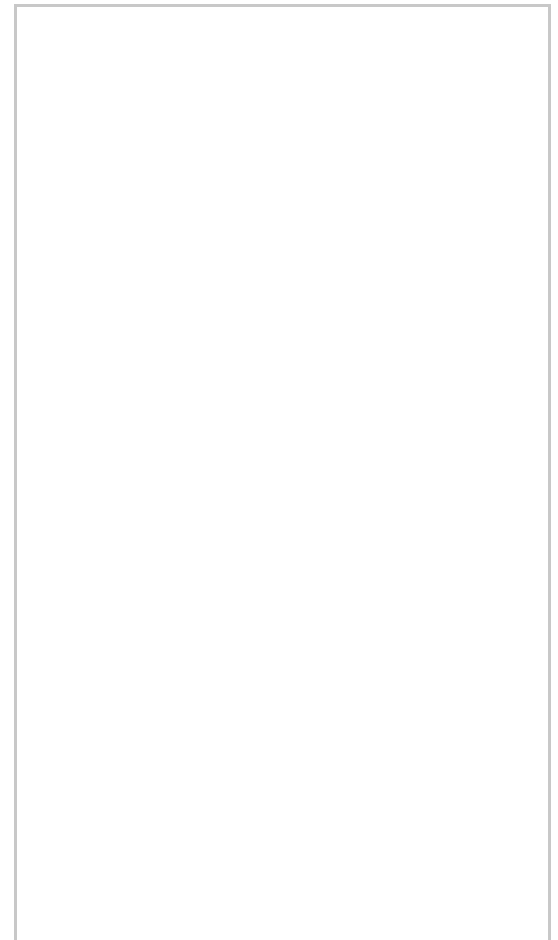
BATHROOM

Fully tiled with wall mounted wash hand basin, bath with mixer taps and electric shower above and a separate WC.

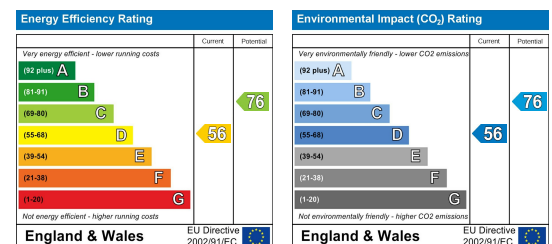
Area Map



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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