

# HUNTERS®

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## Poole Crescent

Harborne, B17 0PB

£1,350 Per Calendar Month



This student property offers a great living space downstairs, benefiting from a spacious kitchen and a separate living. Upstairs, the property comprises two double bedrooms, a good-sized 3rd smaller (single) bedroom as well as the bathroom. There is also a practical utility area to the rear of the house and a separate downstairs WC. The property is let furnished and equipped with the the following appliances: fridge freezer, washing machine, tumble dryer & microwave. Additional benefits include driveway parking and a garden to the rear.

Poole Crescent is in close proximity of the Queen Elizabeth Hospital, University of Birmingham and the University train station.

Available from 1 July 2025



**LIVING ROOM**  
Feature fire place, central heating radiator and doors leading to:

**UNDERSTAIRS STORAGE CUPBOARD**

**KITCHEN**  
with free standing fridge freezer, integrated oven, hob and extractor fan and doors leading to:

**UTILITY ROOM**  
free standing washing machine and free standing dryer

**DOWNSTAIRS WC**  
Low level WC and wash hand basin.

**GARDEN**  
large patio area with grass area. Garden is maintained by landlords gardner at no extra cost.

**STAIRS LEADING TO**  
First floor landing

**BEDROOM ONE**  
Front facing double bedroom with double glazed window to front elevation. Central heating radiator.

**BEDROOM TWO**  
Rear facing double bedroom with double glazed window to rear elevation. Central heating radiator.

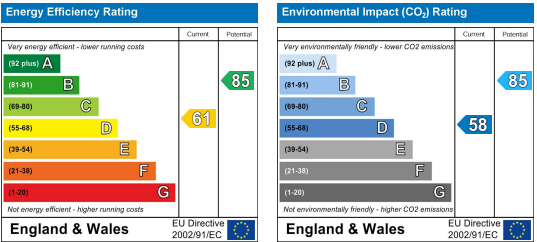
**BEDROOM THREE**  
Rear facing single bedroom with double glazed window to rear elevation. Central heating radiator.

**BATHROOM**  
Low level WC, wash hand basin, bath with shower over.

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.