

# HUNTERS®

HERE TO GET *you* THERE



## Ingham Way

Harborne, Birmingham, B17 8SW

£1,495 Per Calendar Month



Council Tax: D



# 11 Ingham Way

Harborne, Birmingham, B17 8SW

£1,495 Per Calendar Month



## FRONT AND APPROACH

Driveway and pathway to entrance, with small lawn area and access to integral garage.

## ENTRANCE PORCH

With double glazed entrance door and obscure window to front aspect, double doors to storage space which houses a washing machine.

## HALLWAY

With access to kitchen and living room and has panel radiator.

## LIVING AREA

17'4" into door recess x 17'11" (5.28 into door recess x 5.46)

Spacious living room with double glazed window to rear aspect and sliding door out to rear garden, stairs to first floor, TV and telephone points, panel radiator and under stairs storage.

## KITCHEN AREA

6'9" x 11'8" (2.06 x 3.56)

With a double glazed window to front aspect with wall and base units, work surfaces and tiled splash back, stainless steel sink and drainer, with integrated oven and gas hob with extractor above, space for fridge freezer and dishwasher.

## REAR GARDEN

Patio and lawn area with fence surround and selection of mature bushes and flower beds.

## LANDING

With a double glazed window to side aspect, loft access, storage cupboard housing central heating boiler and access to:

## BEDROOM ONE

11'9" x 11'3" (3.58 x 3.43)

With a double glazed window to rear aspect and panel radiator underneath.

## BEDROOM TWO

9'4" x 11'5" (2.84 x 3.48)

With a double glazed window to front aspect with panel radiator underneath.

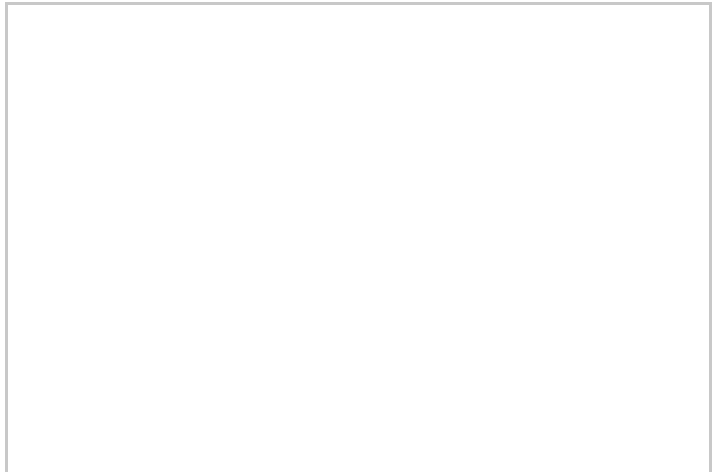
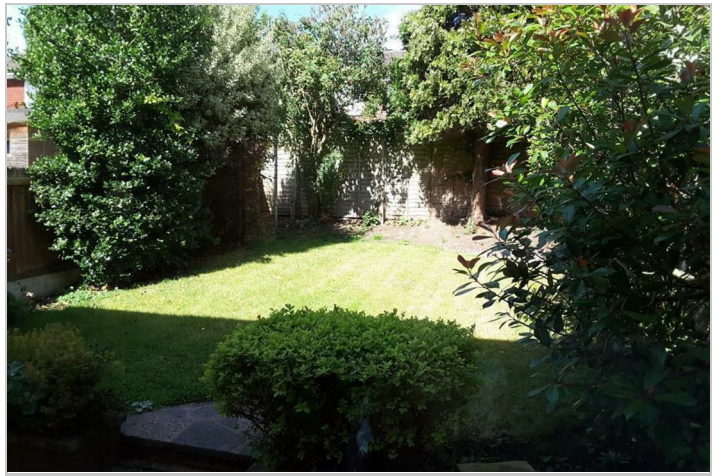
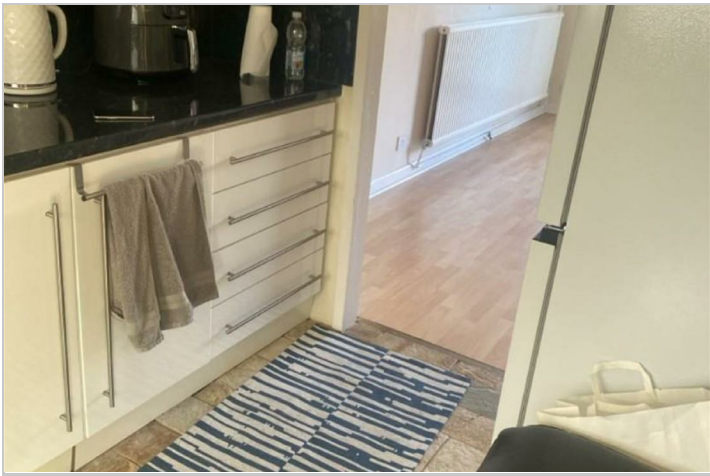
## BEDROOM THREE

14'5" Max x 5'9" (4.39 Max x 1.75)

With a double glazed window to rear aspect with panel radiator underneath and telephone point.

## BATHROOM

Partly tiled with obscure window to front aspect comprising low level WC, pedestal wash hand basin, panel radiator, bath with chrome mixer taps and shower above, chrome heated towel rail and extractor fan.





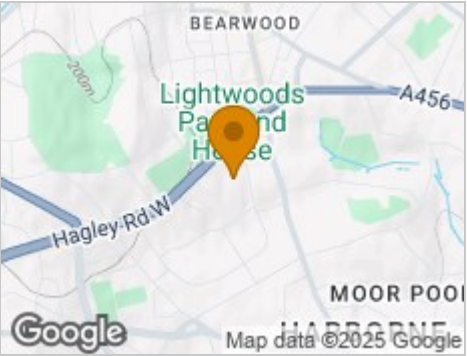
Road Map



Hybrid Map



Terrain Map



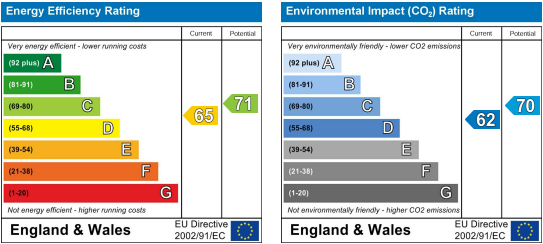
Floor Plan



Viewing

Please contact our Hunters Harborne Lettings Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

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.