

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Harborne Park Road

Harborne, B17 0PS

£1,200 Per Calendar Month



A 3-bedroom unfurnished end of terrace property conveniently located by the Queen Elizabeth Hospital and Birmingham University. On the ground floor the property briefly comprises an entry hall, dining room and separate living room, kitchen, utility area and WC, appliances such as a fridge, freezer dishwasher, washing machine and tumble dryer all come included. The upstairs accommodation includes 2 double bedrooms with built-in wardrobes, a spare room (study) and a bathroom. The property benefits from having off-road parking for 2 cars. The property is available in Mid- August



FRONTAGE

The property benefits from a private driveway and off-road parking.

ENTRANCE HALL

Doors leading to all accommodation:

BEDROOM ONE

Front facing double bedroom

DOWNSTAIRS WC

Low level WC with hand basin.

LIVING ROOM

Rear facing reception room

KITCHEN

Integrated hob, oven and extractor fan, free standing dishwasher with the added benefit of an understairs storage pantry.

UTILITY ROOM

Housing washing machine, tumble dryer, fridge, freezer and microwave with door leading to

REAR GARDEN

Private low maintenance garden

STAIRS AND LANDING

With doors leading all other accommodation:

BEDROOM TWO

Rear facing double bedroom

BEDROOM THREE

Front facing double bedroom

UPSTAIRS SHOWER ROOM

Fully tiled bathroom with low level WC, wash hand basin and shower cubicle.

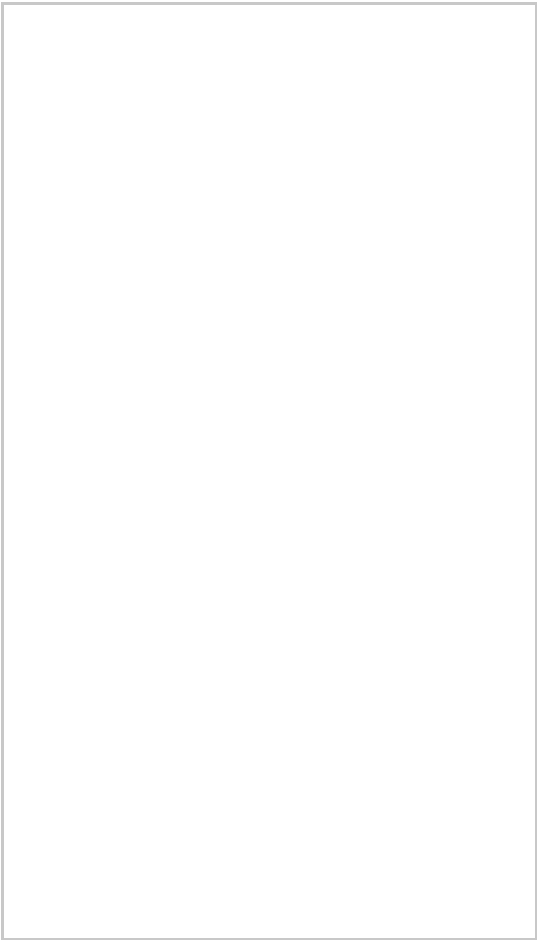
STUDY ROOM

Front facing room which can be used as a study room or extra storage.

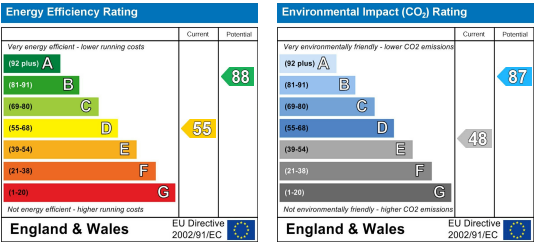
Area Map



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.