



Abbey Road, Harborne, Birmingham, B17 0JT

- Spacious and Well Presented Ground Floor Apartment
- Central Harborne Location Offering Easy Access to High Street
- Beautifully Maintained Communal Grounds and a Private Outside Decking Terrace
- Available Immediately
- Two Double Bedrooms
- Allocated Off-Street Parking with Additional Visitors Parking
- Unfurnished Basis
- EPC Rating - D

£1,300 Per Month



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DESCRIPTION

A spacious and immaculately presented ground floor apartment situated in this prime Harborne location, in very close proximity to Harborne High Street. This two bedroom property is beautifully secluded within quiet communal grounds and additionally benefits from wrap-around outside decking and a secure underground allocated parking with remote access. Available Immediately on an Unfurnished Basis.

The Place is a popular development just off Abbey road, set within private well-maintained grounds and benefiting from double glazing and electric heaters as the primary heating source. The apartment is spaciouly proportioned throughout the ground floor, with a secure communal entrance with security video answer phone system.

The apartment briefly comprises, useful porch-way entrance with a storage cupboard and that leads into the main hallway that provides access to all accommodation. A spacious lounge-dining room provides patio doors leading out to the decked wrap-around terrace which overlooks the beautiful grounds. A separate fitted kitchen comprises wall and base level units with work surfaces and tiled splash-back, with integrated oven with electric hob and extractor fan. There is also an integrated fridge-freezer, dishwasher and washing machine included.

There are two good sized bedrooms including a master bedroom which has fitted wardrobes and access to the decked terrace area, with a fully tiled shower-room with WC, wash hand basin and walk-in shower cubicle.

The property is situated in this highly desirable road and location, in very close proximity of Harborne High Street offering excellent shopping facilities, award winning restaurants and a fantastic café culture. The property is also in excellent proximity of Queen Elizabeth Medical Complex and Birmingham University, with further convenient transport links into Birmingham City Centre and the surrounding areas.

Council Tax Band - D

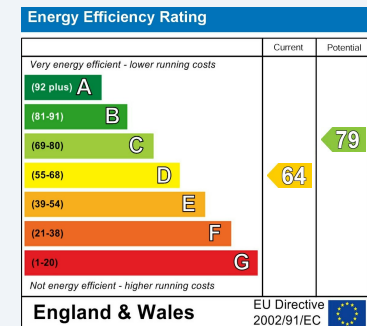
EPC Rating - D





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings

Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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