



## 25 Whetstone Close, Birmingham, B15 2QN £1,350 Per Calendar Month



A spacious and well-presented two-bedroom, one-bathroom top-floor flat located in the desirable and leafy Edgbaston area. The property is fully furnished to a high standard and benefits from an allocated parking space plus a private garage. Its excellent positioning provides convenient access to the University of Birmingham and the Queen Elizabeth Hospital, making it ideal for professionals, academics, or medical staff.

### Key Features:

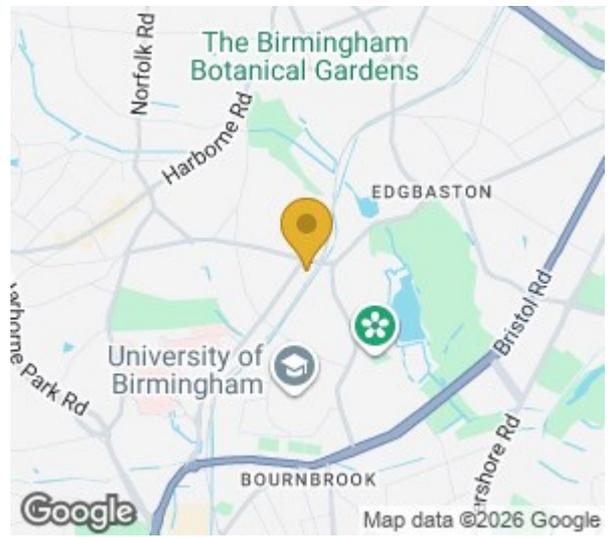
- Generously proportioned top-floor two-bedroom flat
- Master bedroom with a king-size bed
- Second bedroom with a double bed
- Spacious lounge and dining area
- Fully furnished throughout with complete bedroom and living room furniture
- Fully fitted kitchen equipped with:
  - Cooker
  - Dishwasher
  - Fridge-freezer
  - Washer-dryer
- Modern bathroom with standard fittings
- Allocated parking space plus a separate private garage
- Quiet, secure, and well-maintained residential development
- Bright and airy layout with generous floor space

### Location:

- Situated on Whetstone Close, just off Farquhar Road, the property enjoys a peaceful residential setting in Edgbaston while being close to:
  - University of Birmingham
  - Queen Elizabeth Hospital
  - Birmingham City Centre
- Local shops, cafés, parks, and amenities
- Excellent public transport options
- Easy access to major road networks
- A highly sought-after area popular with professionals and students working in nearby institutions.

## Viewing

Please contact our MKP MANAGEMENT Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>63</b>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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