

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Greenfield Road

Harborne, Birmingham, B17 0EE

£1,250 Per Month



Council Tax: B



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## Front Reception Room

10'10" x 14'6" (3.30m x 4.42m)

A composite door leads directly into the reception room, with a UPVC window to the front elevation, central heating radiator, built-in shelving and storage, access to cellar, feature stone fireplace with gas fire inset and staircase leading to first floor.

## Open Plan Kitchen Dining Room

18'10" x 11'0" max (5.74m x 3.35m max)

Open plan room to the rear with a double glazed obscure window to the side elevation and patio doors out to the rear garden and 'Velux' skylight, the dining area provides ample space for dining table and chairs, vertical central heating radiator and houses the central heating boiler. The kitchen area comprises a range of wall and base units with complimentary work surfaces with breakfast bar area, tiled splash-backs and stainless steel sink and drainer. Integrated appliances including oven with four-ring gas hob and extractor above, fridge and freezer, freestanding washing machine.

## Rear Courtyard

Private rear courtyard with gate access with paving and mature borders and a brick outbuilding suitable for storage.

## First Floor Landing

With central heating radiator, loft access and doors into:

## Bedroom One

11'4" x 12'5" max (3.45m x 3.78m max)

With double glazed window to front elevation, central heating radiator and built-in wardrobes.

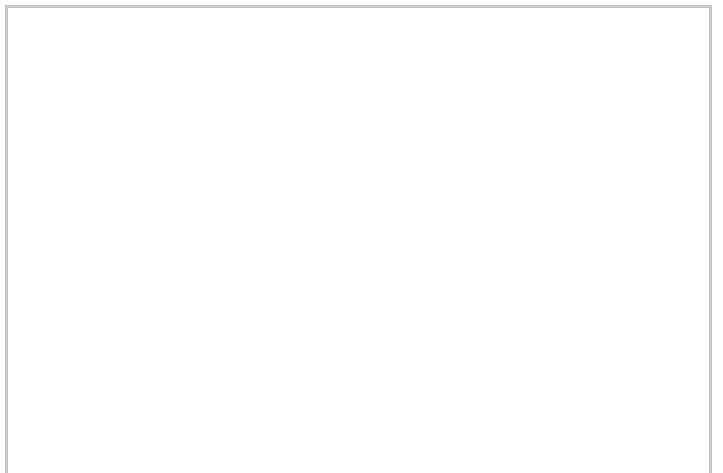
## Bedroom Two

9'2" x 10'5" (2.79m x 3.18m )

With double glazed window to front elevation, central heating radiator and built-in wardrobes.

## Shower-Room

Partly tiled with a double glazed obscure window to rear elevation, comprising low level flush WC, pedestal wash hand basin, shower cubicle, central heating radiator and extractor fan.



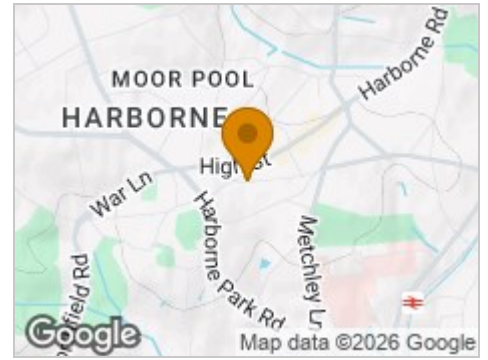
## Road Map



## Hybrid Map



## Terrain Map



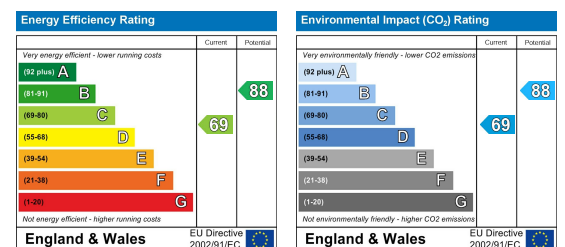
## Floor Plan



## 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.