

# HUNTERS®

HERE TO GET *you* THERE



## Chad Valley Close

Harborne, B17 9LN

£975 Per Calendar Month



Situated just a short walk from Harborne High Street and its wealth of eateries, coffee shops, M&S, Waitrose and numerous other outlets, this two bedroom top floor apartment has un-allocated residents parking and lies within private landscaped gardens just off Rose Road in Harborne. Freshly redecorated throughout and benefiting from new carpets, it is let unfurnished but is equipped with the following appliances: electric hob, oven, dishwasher, free-standing fridge freezer and a washer dryer.

Available in September

Council tax band: B

EPC rating: E



ENTRANCE HALL

Top floor apartment in this purpose built low rise block. Secure telephone entry system gives access into the building and the property is on the second floor. Entrance from the communal hallway is through a wooden door and into the good sized entrance hall. Large storage cupboards to two walls, electric heater and doors off to bedrooms and living space.

BEDROOM 1 14'11" x 9'8" (4.55 x 2.95)

Double bedroom with front aspect. Electric heater and electric points to the walls. Alcove space for storage and room for extra bedroom furniture. Neutrally decorated and having carpet to the floor.

BEDROOM 2 9'4" x 7'0" (2.84 x 2.13)

Single bedroom with UPVC window giving a front aspect. Electric heater to one wall and space for wardrobe within the alcove. The floor is finished in a solid wood tile.

KITCHEN 8'6" x 6'11" (2.59 x 2.11)

Kitchen has had the floor tiled and also tiles around the splash areas. A good range of white base and eye level cupboards with integrated oven and grill and separate hob with extractor over. There is plumbing for washing machine and space for fridge/freezer.

BATHROOM 8'6" x 5'11" (2.59 x 1.80)

Bathroom has a vinyl floor covering and around the wet areas it has been tiled. A white suite to include low flush WC, pedestal sink and bath with Triton T80 shower over.

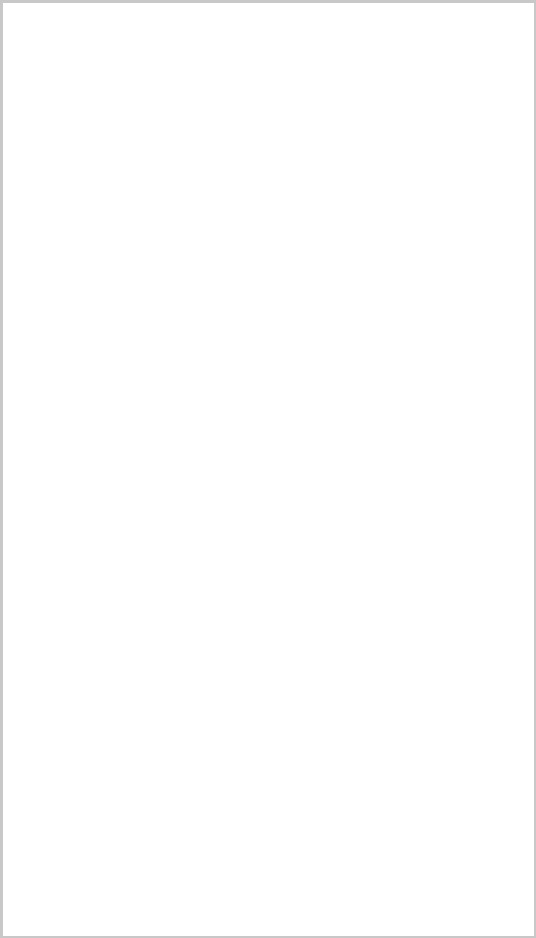
LIVING ROOM 13'4" x 12'0" (4.06 x 3.66)

Living Room floor has been finished in solid oak and has a large double glazed UPVC window looking over the side of the property. Ample space for dining table and extra furniture. To the walls are TV point, electric heater and a range of electrical points.

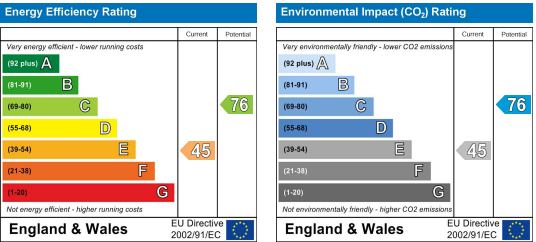
Area Map



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.