



ALL OUR ONE BEDROOM PROPERTIES ARE L

CONTACT US!

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452df Farquhar Road, Birmingham, B15 2QN £1,350 Per Calendar Month

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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:

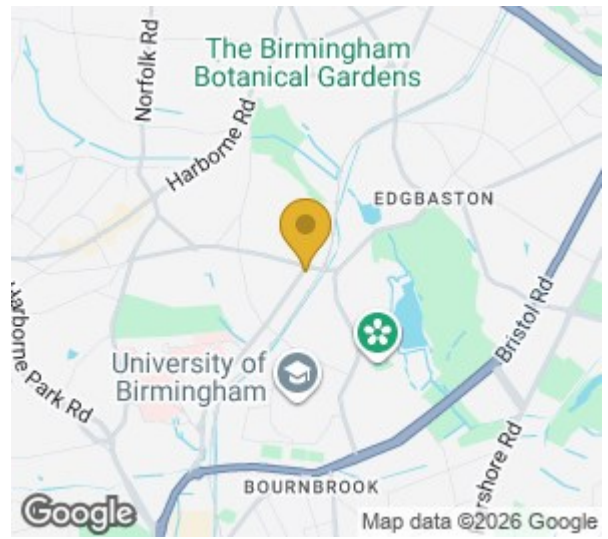
- Situated on Whetstone Close, just off Farquhar Road, the property enjoys a peaceful residential setting in Edgbaston while being close to:
- University of Birmingham
- Queen Elizabeth Hospital
- Birmingham City Centre
- Local shops, cafés, parks, and amenities
- Excellent public transport options
- 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.

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



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