

# HUNTERS®

HERE TO GET *you* THERE



## Marsland Close

Edgbaston, Birmingham, B17 8NG

£1,150 Per Month



Council Tax: B



# 17 Marsland Close

Edgbaston, Birmingham, B17 8NG

£1,150 Per Month



## Front and Approach

A pathway leads to the entrance, with a front fore-garden.

## Entrance Hallway

A double glazed UPVC entrance door leads into a entrance porch which provides excellent storage, a wooden glazed door leads into the hallway which provides stairs to first floor, under stairs storage ideal for shoes and coats, central heating radiator and access into:

## Breakfast Kitchen

With a double glazed window to front elevation, storage cupboard housing central heating boiler, a dining table and chairs with central heating radiator. The kitchen comprises wall and base level units, complimentary work surfaces and tiled splash back with a sunken stainless steel sink and drainer, free standing oven with gas hob, freestanding dishwasher, washer dryer and fridge freezer.

## Lounge

With two double glazed windows to rear elevation, two central heating radiator and door to rear garden.

## Rear Garden

A patio pathway which leads to the rear access with lawn areas.

## Landing

With spacious store cupboard and access into:

## Bedroom One

With a double glazed window to front elevation and central heating radiator.

## Bedroom Two

With a double glazed window to rear elevation and central heating radiator.

## Bedroom Three

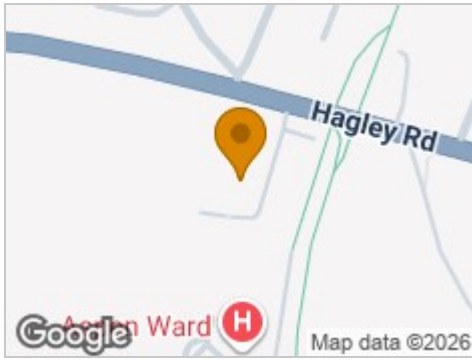
With a double glazed window to rear elevation and central heating radiator.

## Bathroom

A refitted partly tiled bathroom suite with double glazed obscure window to front elevation and comprises low level WC, vanity sink unit, bath with chrome mixer taps and separate shower above, chrome heated towel rail and extractor fan.



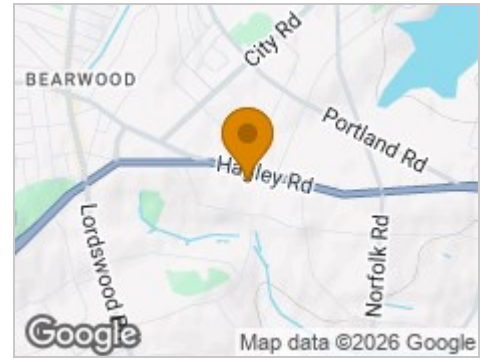
## Road Map



## 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.