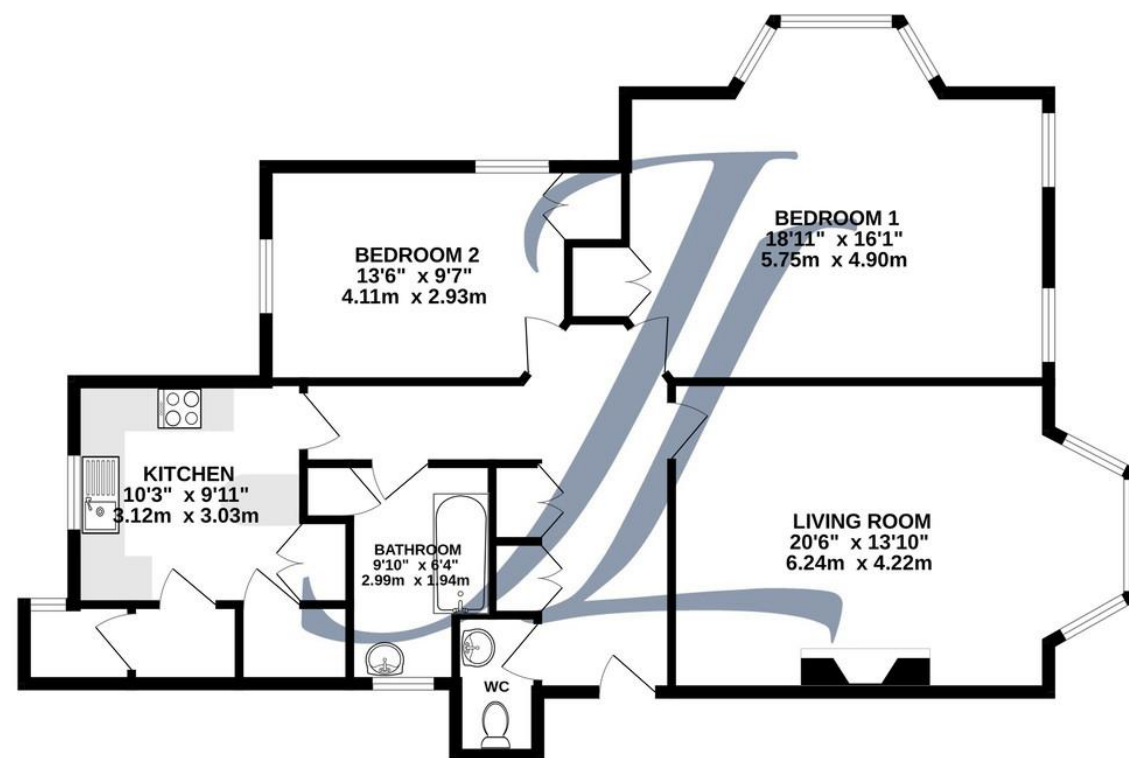




Floor Layout

SECOND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



Total approx. floor area 1,053 sq ft (98 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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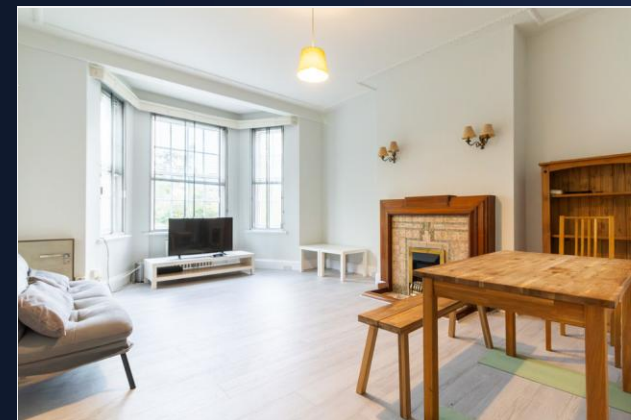

James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements


James Laurence



REASSURINGLY LOCAL



Kenilworth Court

Hagley Road

B16 9NU

£1,200 pcm

- Available Now
- Furnished
- Spacious Two Double Bedroom Apartment
- Large Living Room with Bay Windows



Kenilworth Court,
Hagley Road, B16 9NU
£1,200 pcm

Property Description

DESCRIPTION Available Now | Furnished | Two Double Bedrooms | Character Apartment | Approx. 1,053 sq ft

James Laurence Estate Agents are delighted to present this spacious and characterful two-bedroom furnished apartment situated within the sought-after Kenilworth Court development on Hagley Road.

Offering over 1,050 sq ft of accommodation, this impressive second-floor apartment combines period charm with generous room proportions. The property features a substantial living room with attractive bay windows, high ceilings and feature fireplace, creating a bright and inviting living space ideal for both relaxing and entertaining.

The separate fitted kitchen provides ample storage and worktop space, while two well-proportioned double bedrooms benefit from large windows and plenty of natural light. A family bathroom and separate WC add further practicality to the layout.

Kenilworth Court enjoys a prime location on Hagley Road, providing excellent access to Birmingham City Centre, Brindleyplace, Five Ways and Edgbaston. Residents benefit from a range of local amenities, transport links, restaurants and leisure facilities all within easy reach.

Available immediately and offered on a furnished basis, this charming apartment is ideal for professional tenants seeking spacious accommodation in a highly convenient location.

Tenant Fee Act 1019. Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills



- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to lettings@jameslaurenceuk.com.

Birmingham City Council Property Licensing
Selective Licensing Of Other Residential Accommodation (Housing Act 2004 Part 3)

The local authority has granted a licence in respect of the above property. A licence has been granted as it is a property to which Part 3 of the Act applies and is required to be licensed under that Part.

Notice: All measurements are approximate, and photographs/images provided for guidance only and may not accurately represent the property.

Agents Note: All material information stated below has been agreed/ confirmed with our client, we would request all information to be verified by the interested applicant with a James Laurence Estate Agent Employee prior to proceeding forward with an application.

Rental Per Month: £1,200.00

Deposit Amount To Be Held In The Deposit Protection Service (DPS): £ Equivalent to 5-week's worth of Rent.
Further information regarding the scheme can be found here: Custodial terms and conditions | DPS (depositprotection.com)

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council

Council Tax Band: C



To book a viewing
of this property:

Call:
0121 6044060

Email:
lettings@jameslaurenceuk.com

