



## Griffin Gardens

Harborne, Birmingham, B17 0HU

£1,150 Per Month



A superbly presented two bedroom apartment situated in this quiet cul-de-sac in very close proximity to Queen Elizabeth Medical Complex. The property is situated on the first floor and provides one off-street parking space. Available September 2026 on a Fully Furnished Basis. EPC Rating - D

The property is fully double glazed and provides electric storage heating. The accommodation comprises entrance hallway, spacious lounge with a separate kitchen which includes white goods, two double bedrooms and a newly fitted shower-room suite with electric shower.

The property is nestled within this quiet but extremely convenient cul-de-sac located just off the popular Metchley Lane, within immediate proximity of the Queen Elizabeth Medical Complex and nearby to the University of Birmingham and University train station. Harborne High Street is readily accessible with its excellent array of shopping, restaurant and café facilities.



## Property Accommodation

Entrance Hallway

Lounge 10'6" x 14'3" (3.20m x 4.34m)

Kitchen 6'10" x 9'3" (2.08m x 2.82m)

Bedroom One 39'4" x 19'8" (12'6" x 9'3")

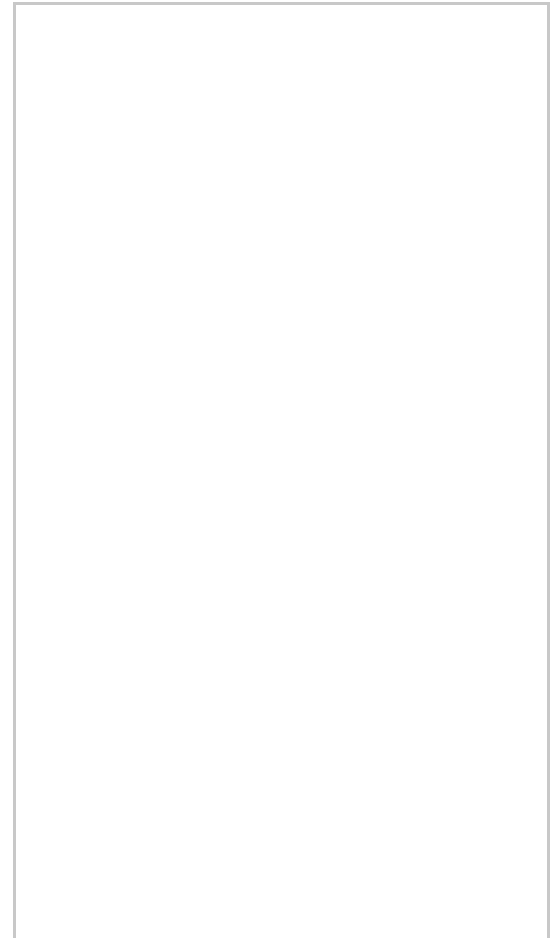
Bedroom Two 11'3" x 8'8" (3.43m x 2.64m)

Shower Room

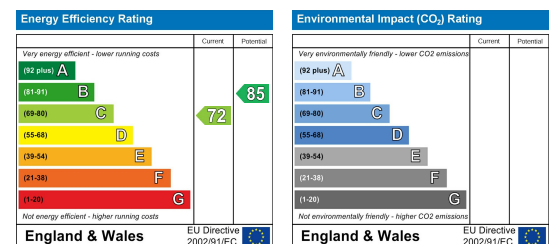
## Area Map



## 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.

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