



House - Council Tax Band C - EPC Rating: D

**44 ROSE ROAD, HARBORNE, BIRMINGHAM,  
B17 9LJ**  
Per Month

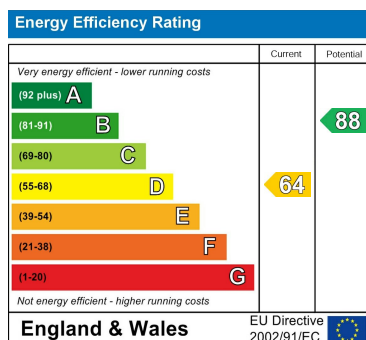
**£1,200 Per**

# 44 ROSE ROAD, HARBORNE, BIRMINGHAM, B17 9LJ

**\*\*AVAILABLE 1ST JULY - CLOSE TO HARBORNE HIGH STREET - GAS CENTRALLY HEATED - VIDEO TOUR AVAILABLE\*\*** This is a well presented, 2 bedroom unfurnished house, comprising through lounge / diner, modern kitchen with gas hob / electric oven, fridge freezer and washing machine. Door out to small rear garden, 2 double bedrooms and upstairs and re-fitted bathroom with seperate corner shower and bath. The house benefits from being fully double glazed and gas centrally heated. Available 1st July. **\*\* Please note initial enquiries should be made online via our WhatsApp agent before we can book a viewing\*\*** Alto Ref 19128283



## Energy Performance Graph



Contact us:

Phone: 0121 442 2049

Email: sales@nicholasgeorge.co.uk

Tenure:

We understand the property is with XXX years remaining but interested parties should obtain verification from their own solicitor.

Fees:

We have been informed that annual service charge is £XXX and annual ground rent is £XXX.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

**Council tax band C.**

