

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Court Oak Road

Harborne, Birmingham, B17 9AD

£995 Per Calendar Month



A spacious three bedroom mid-terraced property situated in this fantastic location in Harborne with great views overlooking Queens Park. Harborne High Street is short distance away, providing great access to a wide variety of local amenities.

Available Immediately on an unfurnished basis with white goods. EPC Rating - D

The property is set back away from street level with a mature front garden. The internal accommodation comprises open-plan living dining space to the front with a staircase to the first floor central to the room, the living space passes through to a kitchen area and downstairs WC. To the upstairs is two good sized bedrooms, with an additional room that can be used as a bedroom but does provide the access to the family bathroom. The rear garden includes patio and lawn areas with a rear gate access.



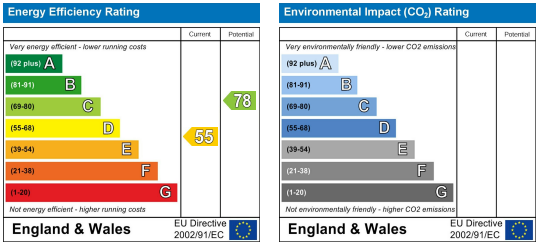
Area Map



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.