

# HUNTERS<sup>®</sup>

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## 15 The Boulevard

Edgbaston, Birmingham, B5 7SY

£1,050 Per Month



- Spacious Two Bedroom Two Bathroom Apartment
- Two Secure Allocated Parking Spaces Included
- Excellent Links to Moseley, City Centre and QE Medical Complex
- Available from end of April 2026
- Popular Edgbaston Development
- Immaculately Presented Throughout
- Unfurnished but White Goods Included
- EPC Rating - B

Tel: 0121 647 4233

# 15 The Boulevard

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A immaculately presented and spacious two bedroom apartment situated on the seventh floor of this popular development in this sought-after part of Edgbaston and nearby to Moseley and Birmingham City Centre. The apartment is larger than the average in the development and also includes two allocated secure parking spaces. Available end of April on an Unfurnished Basis. EPC Rating - B

The accommodation has underfloor heating and is double glazed throughout. The accommodation briefly comprises entrance hallway, open plan lounge and kitchen area with integrated oven, electric hob and extractor above, integrated fridge and freezer, washer dryer and dishwasher. two double bedrooms including master with en-suite shower room and an additional family bathroom.

The Hemisphere is a popular development situated just off Pershore Road, opposite Edgbaston Cricket Ground and enjoys local shops with transports links/motorway connections readily available as well as being just over 1 mile from Birmingham City Centre with its excellent range of leisure, entertainment and shopping facilities.

### Frontage and Approach

The property is secured throughout, with stairs and lift access up to the seventh floor where the apartment is situated.

### Entrance Hallway

### Open Plan Living Kitchen Room

23'4" x 12'6" into door recess (7.11m x 3.81m into door recess)

### Bedroom One

19'4" x 9'11" (5.89m x 3.02m )

### En-Suite Shower Room

### Bedroom Two

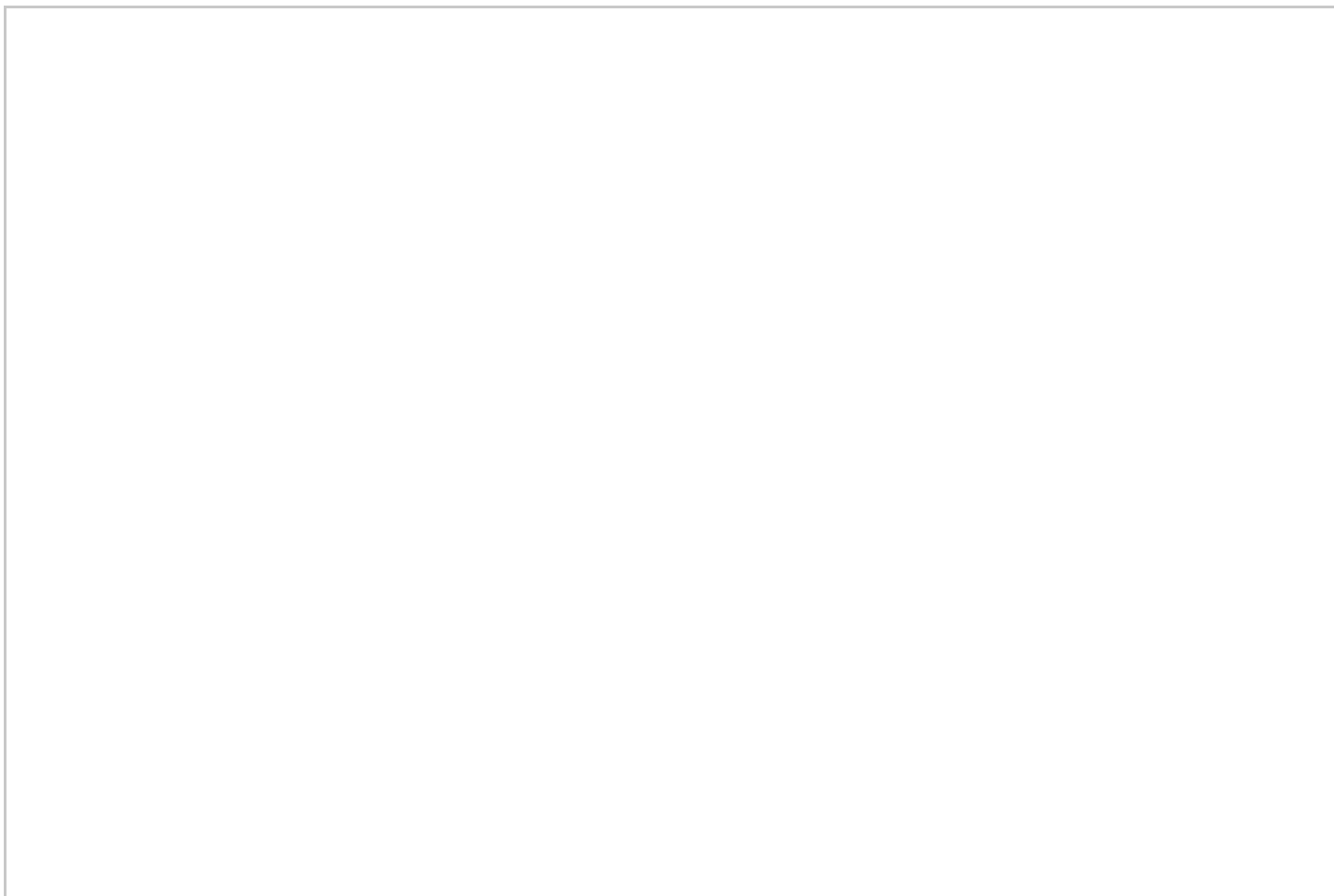
10'4" x 8'8" (3.15m x 2.64m)

### Bathroom

### Agency Notes

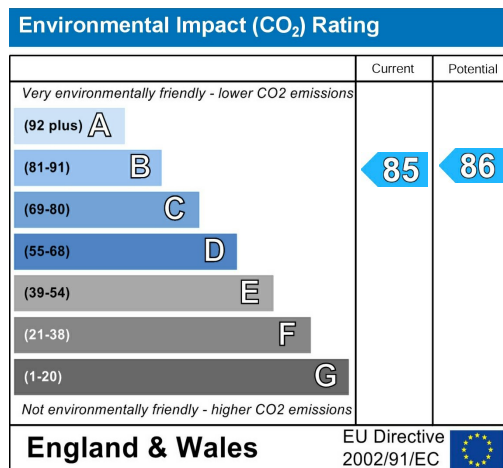
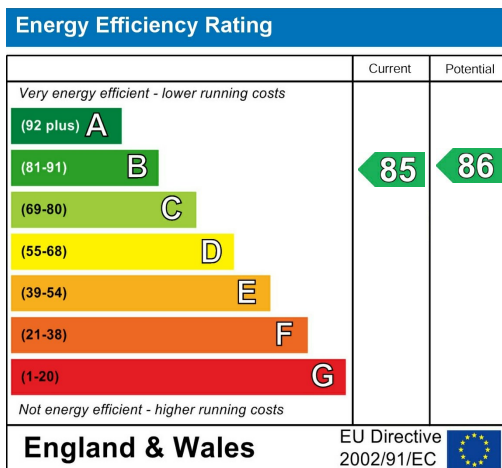
The property comes with two allocated parking space.

# Floorplan





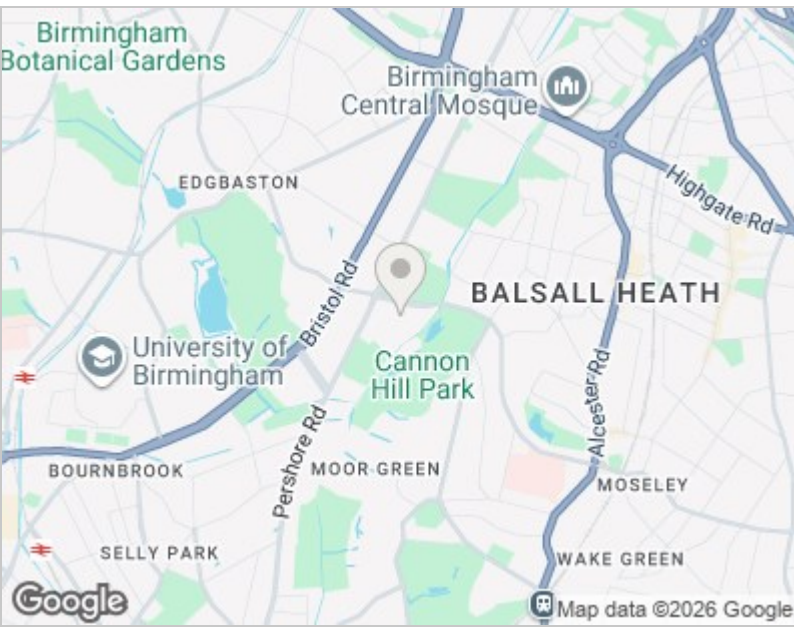
## Energy Efficiency Graph



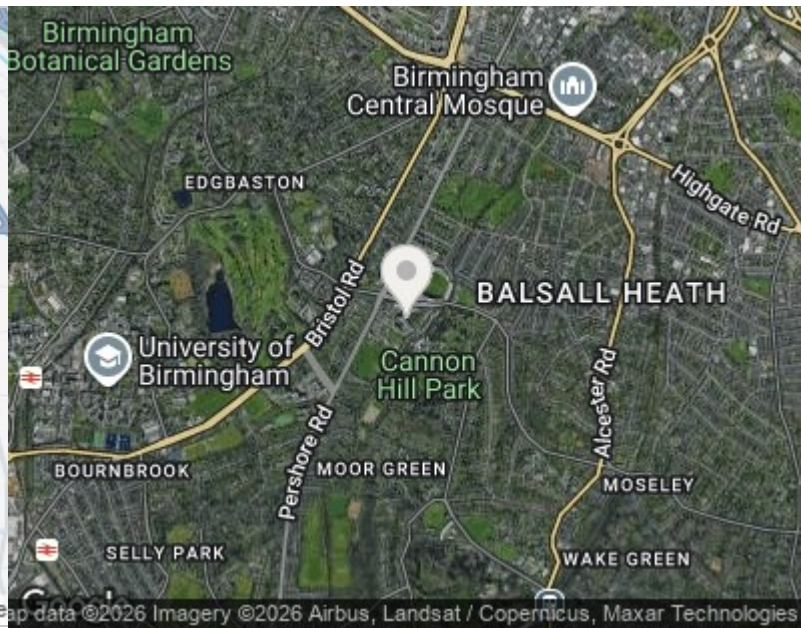
## Viewing

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.

Road Map



Hybrid Map





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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