



## Woodleigh Avenue

Harborne, Birmingham, B17 0NJ

£1,450 Per Month



An immaculately presented and newly refurbished semi-detached property situated in this quiet cul-de-sac location on the doorstep of Queen Elizabeth Medical Complex and Birmingham University. The property has undergone a full renovation and includes a driveway for one vehicle. Available Immediately on an Unfurnished Basis.

The property is fully double glazed and provides gas central heating with a newly installed central heating boiler. The internal accommodation briefly comprises hallway with a front reception room, to the rear of the property, the reception room has been converted into a larger kitchen breakfast room, with an additional study room.

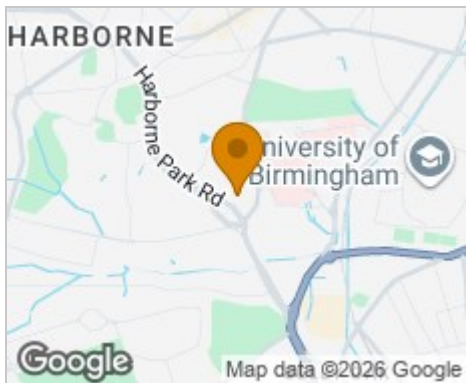
The upstairs accommodation provides three well-proportioned bedrooms with a fully tiled family bathroom.

A secluded and tiered rear garden completes the accommodation.

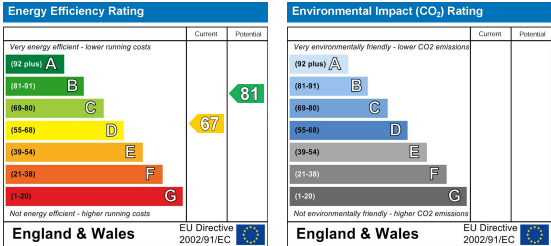
Woodleigh Avenue is a quiet cul-de-sac located just off the popular Metchley Lane, which is within immediate proximity of the Queen Elizabeth Medical Complex and nearby to the University of Birmingham. Harborne High Street is readily accessible with its excellent array of shopping, restaurant and café facilities along with an excellent school catchment for children of all ages which includes The Blue Coat School, King Edward







### 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.

