

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Mill Farm Road

Harborne, B17 0QX

£1,300 Per Calendar Month

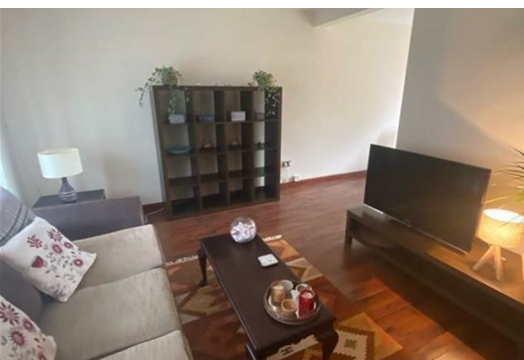


This attractive three bedroom property is located in a sought after location, overlooking Grove Park in Harborne and just a stone's throw away from the QE Hospital. The property benefits from a neutral décor and is offered in good condition throughout.

It briefly comprises a spacious 'L' shaped living room with a separate dining area, which opens out to the garden, a good sized kitchen, three bedrooms (2 double bedrooms and a smaller single bedroom), and an upstairs bathroom with the shower over the bath.

Mill Farm Road is within a short walking distance from the Hospital and University and situated close to Harborne High Street with its variety of shops, restaurants, coffee shops and pubs. The nearby University train station also provides easy access to Birmingham city centre.

Available start of August the property is to be let furnished including kitchen appliances (ceramic hob, double oven, fridge/freezer, washing machine & microwave).



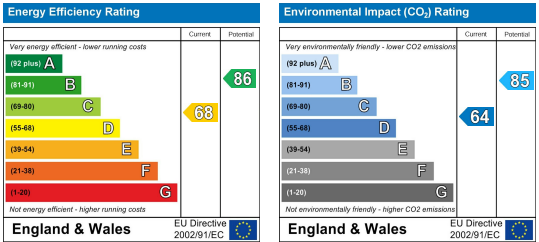
Area Map



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.