

# HUNTERS<sup>®</sup>

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## Metchley Lane

Harborne, Birmingham, B17 0JL

£1,295 Per Month



An immaculate newly refurbished two bedroom end of terrace property, one double bedroom, one single bedroom, one office space, situated on the doorstep of Queen Elizabeth Medical Complex and in very close proximity of Birmingham University. The property has undergone full renovation and additionally benefits from car parking on the premises and a wrap-around garden. Available 23rd February on an Unfurnished Basis.

The property is double glazed throughout and provides gas central heating. The internal accommodation comprises fully integrated kitchen including oven, gas hob and extractor fan, fridge-freezer and dishwasher, rear reception room, inner hallway with external access to the driveway and plumbing for a washing machine, and a partly tiled shower room which comprises WC, vanity sink unit and walk-in shower cubicle with electric shower. Upstairs provides three light and airy bedrooms with a fully tiled bathroom comprising WC, vanity sink unit and bath with separate shower.

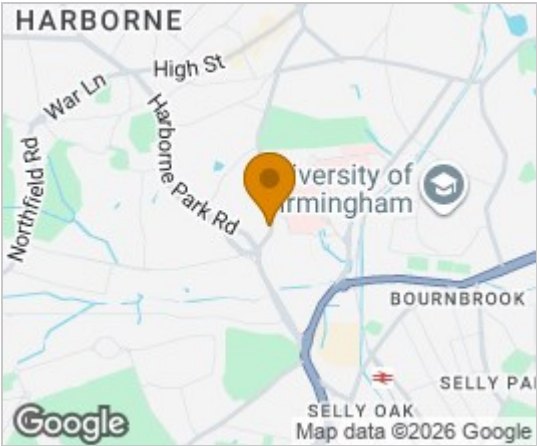
This sought after Harborne location is within close proximity of Queen Elizabeth Medical Complex and also The University of Birmingham, with plenty of local amenities including shops, cafés and transport facilities in reasonable distance from both Harborne High Street and the redeveloped Selly Oak retail park. The University train station is also in very close proximity providing direct access into Birmingham New Street Station.



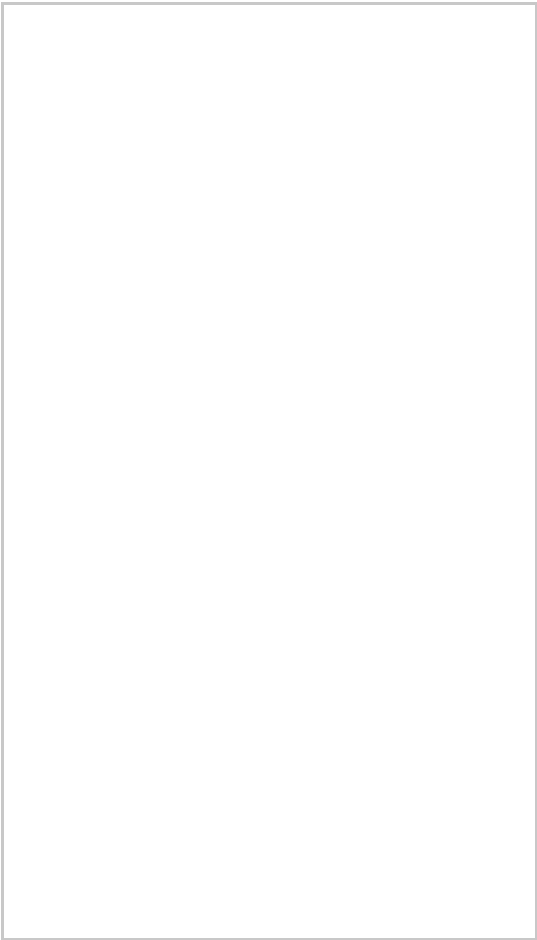
Property Accommodation

- Kitchen 12'7" x 12'7" (3.84m x 3.84m)
- Reception Room 15'8" x 10'7" (4.78m x 3.23m)
- Inner Hallway
- Downstairs Shower Room
- First Floor Landing
- Bedroom One 10'6" x 12'7" max (3.20m x 3.84m max)
- Office Space 6'4" x 10'9" (1.93m x 3.28m)
- Bedroom Two 7'7" x 6'1" (2.31m x 1.85m)
- Bathroom

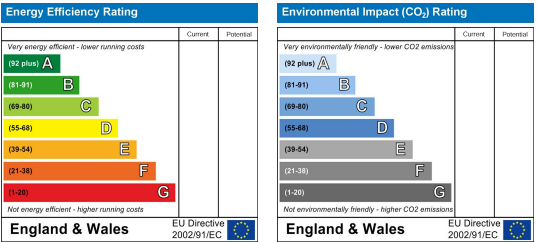
Area Map



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.