

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Meyrick Walk

Edgbaston, Birmingham, B16 9AJ

£1,250 Per Month

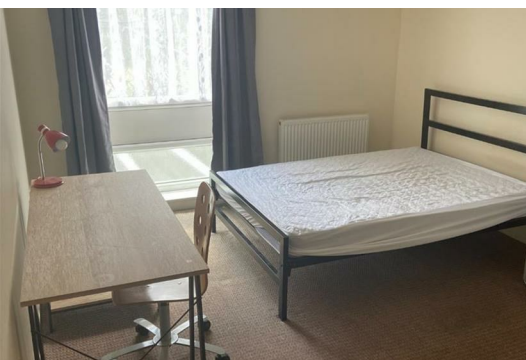


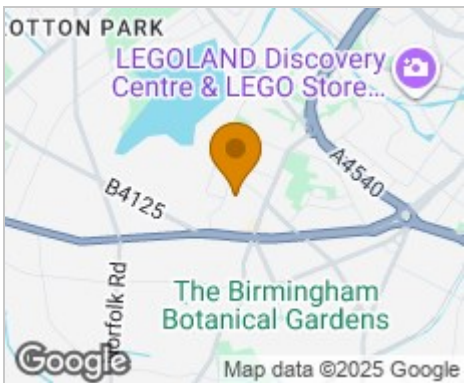
A superbly presented end of terrace property situated in this cul-de-sac location on the outskirts of Birmingham City Centre. The spacious property provides three double bedrooms and is ideal for students and professional sharers with its access to many local university campuses in reasonable proximity. Available from the 1st November on a fully furnished basis. EPC Rating - C

The property has double glazing throughout and provides gas central heating. The internal accommodation includes entrance hallway, a small study room and downstairs WC, spacious lounge, an open-plan kitchen dining room which includes integrated white goods, a conservatory stretches across the full width of the property and leads out to a low maintenance rear courtyard outside. To the upstairs there are three spacious double bedrooms which include desks, and a tiled family bathroom suite.

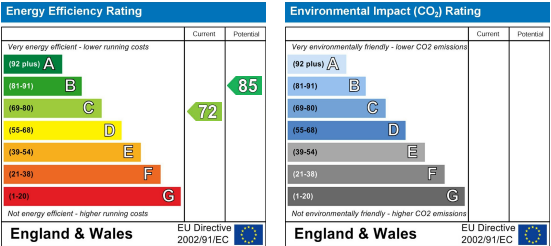
Situated in this popular location which is a popular student hub due to its close proximity to Birmingham City Centre. The new tram extension is very close-by providing access to rail links. The property is ideally positioned for a number of local supermarkets, and is close-by to Edgbaston reservoir which offers a tranquil nature spot and escape from the bustling centre along with local canal networks and cycle paths.

£1170 per calendar month based on three people sharing equates to £90 per person per week. Please note the advertised rent does not include bills and utilities.





# 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.

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