

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Lonsdale Square, 8 Lonsdale Road

Harborne, Birmingham, B17 9RA

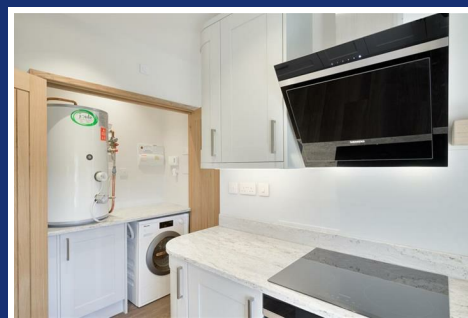
£1,170 Per Calendar Month



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Harborne, Birmingham, B17 9RA

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## LOCATION

Located opposite Harborne Swimming pool and Fitness Centre the development is ideally positioned for access to Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre.

## ENTRANCE HALLWAY

With 'Rointe' electric radiator, video intercom system and access into:

## LIVING AREA

11'1" x 16'5" (3.38 x 5.00)

With double glazed windows and 'Velux' skylights towards the front elevation, 'Rointe' electric heater, TV aerial point, telephone and CAT 6 data points and leads directly into:

## KITCHEN AREA

8'11" x 8'2" (2.72 x 2.49)

A fully fitted kitchen with double glazed window to front elevation, comprising wall and base level units, 'Granite' worktops with integrated drainage and stainless steel sink inset, fully integrated 'Siemens' kitchen appliances which include oven, induction hob, extractor hood, dishwasher and fridge and freezer, utility cupboard housing 'Megaflo' hot water cylinder and 'Miele' washer/dryer

## BEDROOM

11'1" x 11'7" (3.38 x 3.53)

With two 'Velux' skylights to the rear elevation, 'Rointe' electric radiator, TV aerial point, telephone and CAT 6 data points and fitted wardrobes with automatic LED lighting.

## SHOWER ROOM

A fully tiled en-suite shower room with a 'Velux'

skylight to the rear elevation, comprising 'Duravit' low level WC, vanity wall mounted sink unit, walk-in shower cubicle with 'Aqualisa' electric shower, chrome heated towel rail and mirrored LED storage cabinet with shaver point



Road Map



Hybrid Map



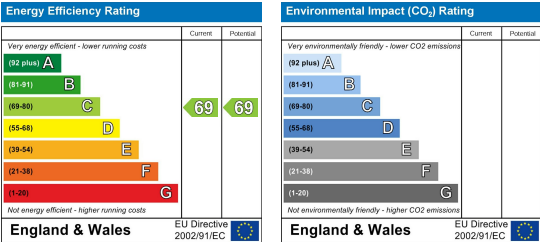
Terrain Map



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.

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.