

HUNTERS[®]

HERE TO GET *you* THERE



Sedgehill Avenue

Harborne, Birmingham, B17 0QR

£1,050 Per Calendar Month



A superbly presented two bedroom semi detached property with off street parking and a garage. Providing furnished accommodation and in an excellent condition throughout with two double bedrooms.

The property briefly comprises entrance hall, through lounge dining room, fully fitted kitchen, lean to, and integral garage, the upstairs accommodation includes two double bedrooms and a refitted bathroom suite. This property is also complimented with front and rear gardens.

Set within a quiet cul-de-sac location the property is perfectly positioned to access the QE Medical Complex and Birmingham University. Harborne High street is close-by renowned for its high street shops, eateries and cafe's.

Available from Early December on a six month contract. EPC Rating - D



FRONT AND APPROACH

A driveway with pathway leading to entrance and the integral garage, with front lawn and mature hedge at the front.

ENTRANCE PORCH

A UPVC double glazed entrance porch with secondary door leading into:

ENTRANCE HALL

With stairs to first floor, single glazed obscure window to side elevation, built in storage cupboard housing maintenance meters, under stairs storage space and provides access into:

THROUGH LOUNGE DINING ROOM 22'1" x 11'3" into door recess (6.73 x 3.43 into door recess)

A spacious through living space with dual aspect double glazed window to the front elevation and patio doors out to rear garden, two panel radiators, feature exposed brick fireplace with wooden mantle and tiled hearth and TV and telephone points,

KITCHEN 9'10" x 8'10" (3.00 x 2.69)

A fully fitted kitchen with double glazed window tor rear elevation comprising of base units, work surfaces and splash back tiling, stainless steel sink and drainer, integrated electric oven with gas hob, dishwasher, a free standing fridge freezer, panel radiator and access into:

LEAN TO 17'7" x 5'3"max (5.36 x 1.60max)

Of brick construction with plastic corrugated roof, ideal for storage a has light, power and plumbing for washing machine.

GARAGE 16'4" x 5'11" (4.98 x 1.80)

Having up and over door, power and light and houses the tumble dryer.

FIRST FLOOR LANDING

With a double glazed window to side elevation, loft access, built in airing cupboard housing central heating boiler and access to:

BEDROOM ONE 15'9"max x 9'11" (4.80max x 3.02)

A double glazed window to front elevation, panel radiator and built in wardrobes.

BEDROOM TWO 11'6" x 11'2" (3.51 x 3.40)

A double glazed window to rear elevation and panel radiator.

BATHROOM

A partly tiled bathroom with dual aspect double glazed window to side and rear elevations comprising low level WC, vanity sink unit, P shaped bath with chrome mixer taps and shower attachment, heated towel rail and extractor fan.

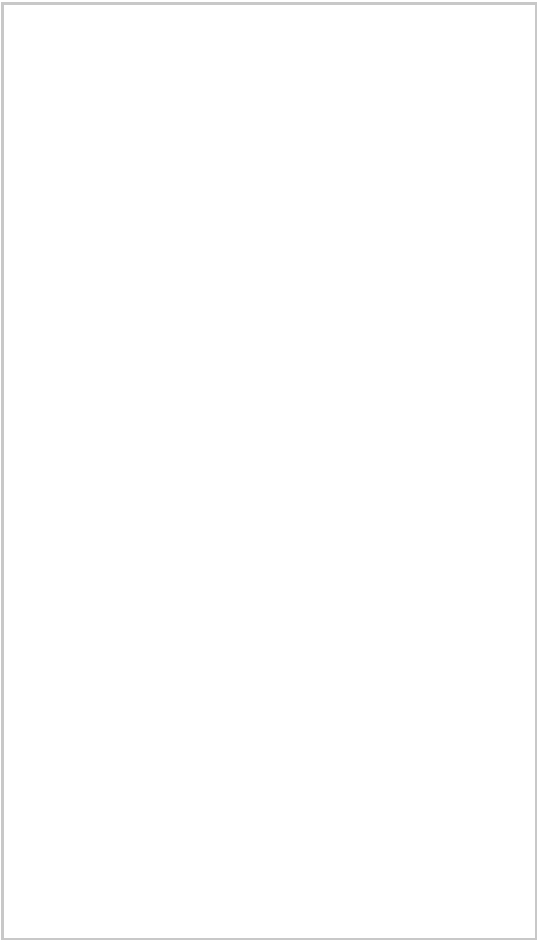
REAR GARDEN

A patio area with steps leading up to large lawn area, a mature flowerbed surround with a variety of mature bushes and shrubbery and fence surround.

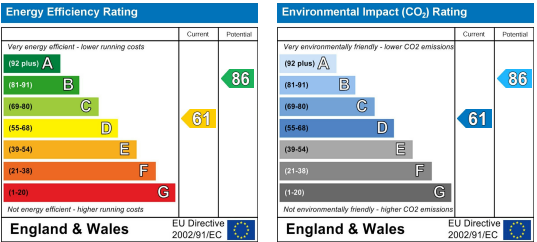
Area Map



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.