

# HUNTERS<sup>®</sup>

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## Harborne Lane

Harborne, B17 0NY

£1,300 Per Calendar Month



**\*\* STUDENT PROPERTY \*\* 2024/2025 ACADEMIC YEAR \*\*** Located on Harborne Lane and benefiting from a great location close to the University, QE Hospital, train station, public transports and shops (Selly Oak Retail Park), this property is ideal for a group of 3 or 4 students.

The accommodation briefly comprises entrance hall, a ground floor double bedroom, living room and separate kitchen, which is equipped with a gas hob, oven, fridge, freezer, microwave and washing machine. The upstairs accommodation provides a further three bedrooms (2 large doubles and one smaller double) and shower room. The property has double glazing, gas central heating, a burglar alarm and is let fully furnished.

To the outside is a driveway providing off road parking though the curb is not dropped. The garden is maintained by a gardener.

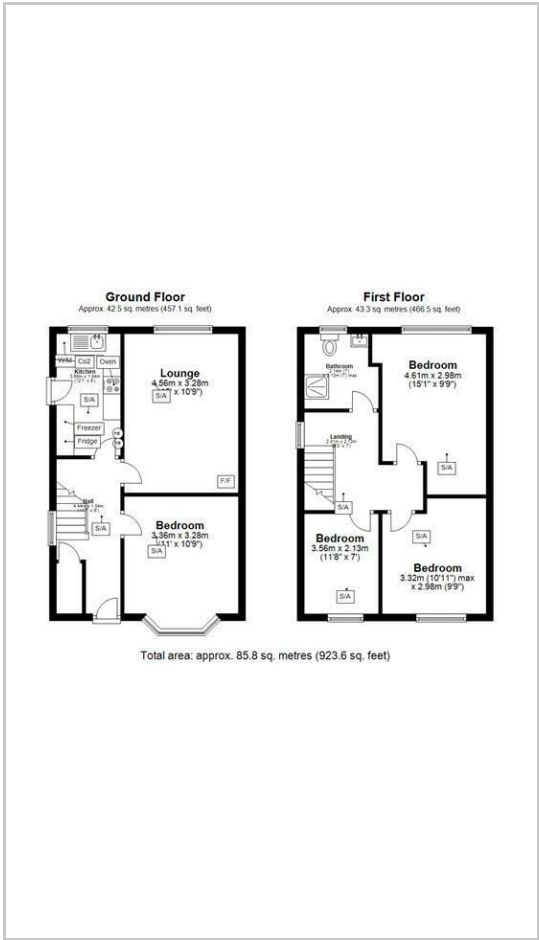
Available from mid-July 2024



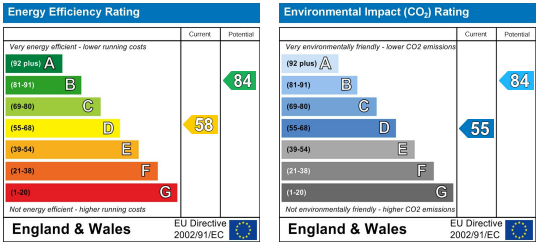
Area Map



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.