



## Mariner Avenue Birmingham, B16 9DG £900 Per Calendar Month



\*\*\* DEPOSIT ALTERNATIVE OPTION \*\*\* Available End of February \*\*\* Excellent Location \*\*\*

This modern and well presented one bed first floor maisonette is located in a prime position next to Edgbaston Reservoir whilst also boasting easy access for Birmingham City Centre.

The property comprises of a spacious lounge, open archway leading through to the modern fitted kitchen with electric oven & hob and fridge. The double bedroom includes a storage cupboard and built in wardrobes and the modern family bathroom includes a shower over the bath.

Further benefits include neutral decor throughout, double glazing, electric heating, external storage cupboard, one allocated parking space and parking permit for visitors.

The property is offered unfurnished and is available to move into towards the end of February.

EPC Rating: D

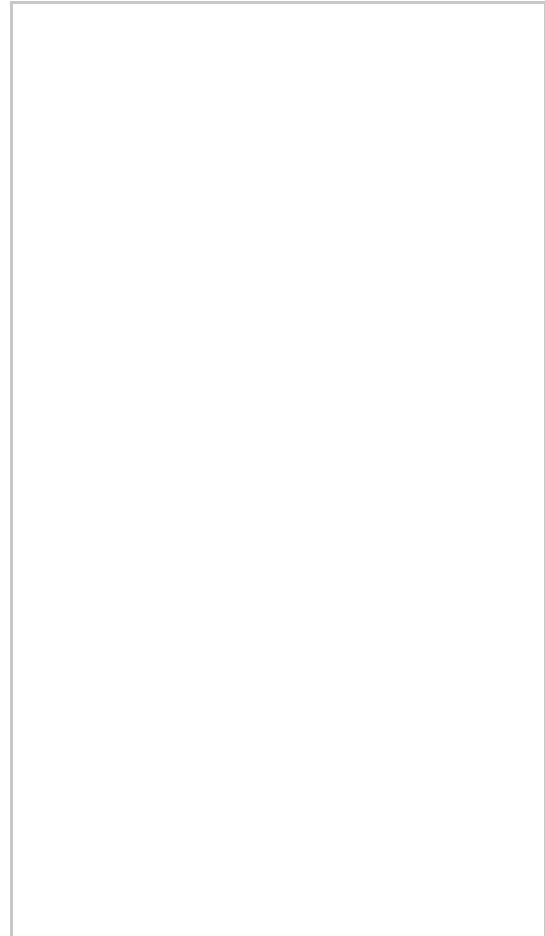
Council Tax Band: B



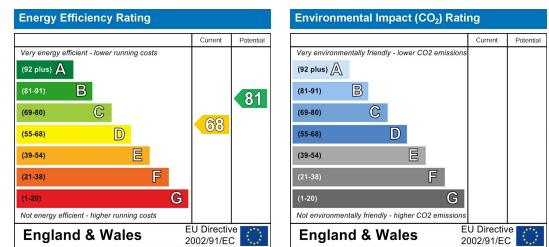
## Area Map



## 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.