

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Clay Lane

Birmingham, B26 1ET

£1,800 Per Calendar Month

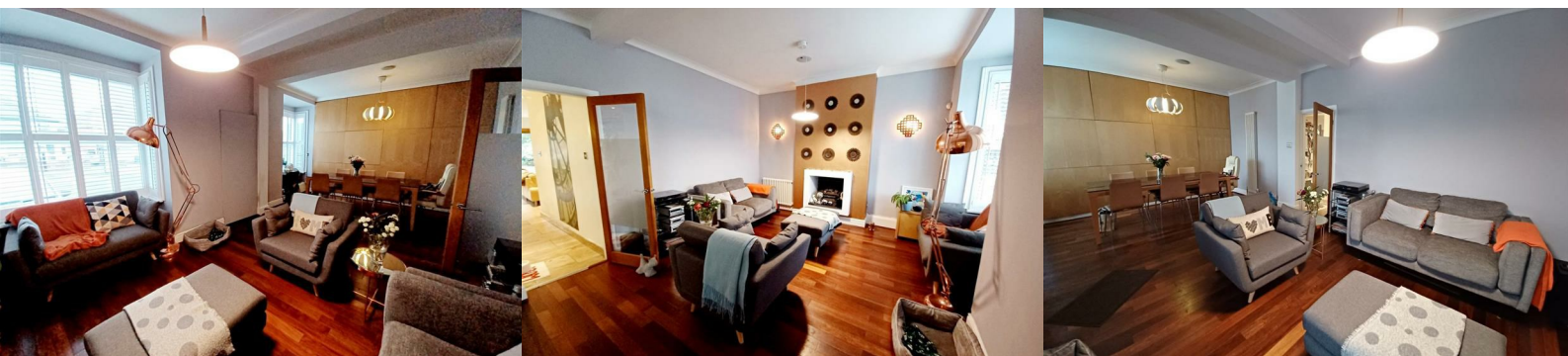


### DEPOSIT ALTERNATIVE OPTION AVAILABLE

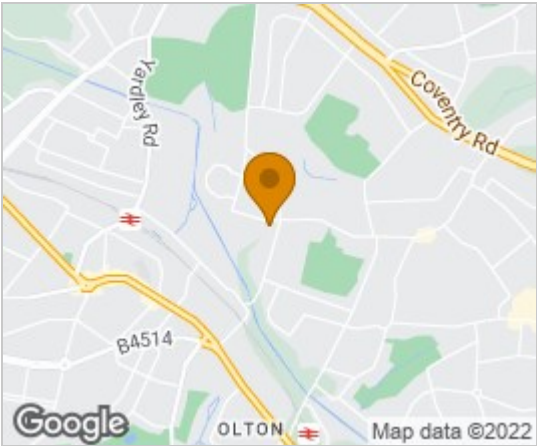
We are thrilled to be able to offer this deceptively spacious, double fronted, detached property for rent. This extended property is a perfect family home close to great schools and many local amenities. It is available mid January and can be offered furnished or unfurnished. The property very briefly comprises: front reception room with large windows with custom made shutters. This room is large enough for sofas and a dining table and chairs, an open plan, very sociable, kitchen, lounge and dining room with bifold doors to the stunning rear garden which houses a bar in one of the outbuildings, a utility room, downstairs bathroom with jacuzzi bath, underfloor heating, 3 large bedrooms upstairs with the master having a balcony, an ensuite and another room off which could be used as an office, nursery or dressing room, family bathroom with integrated TV, off road parking for 2 cars. You really must view this one to appreciate the space.

Council Tax Band E

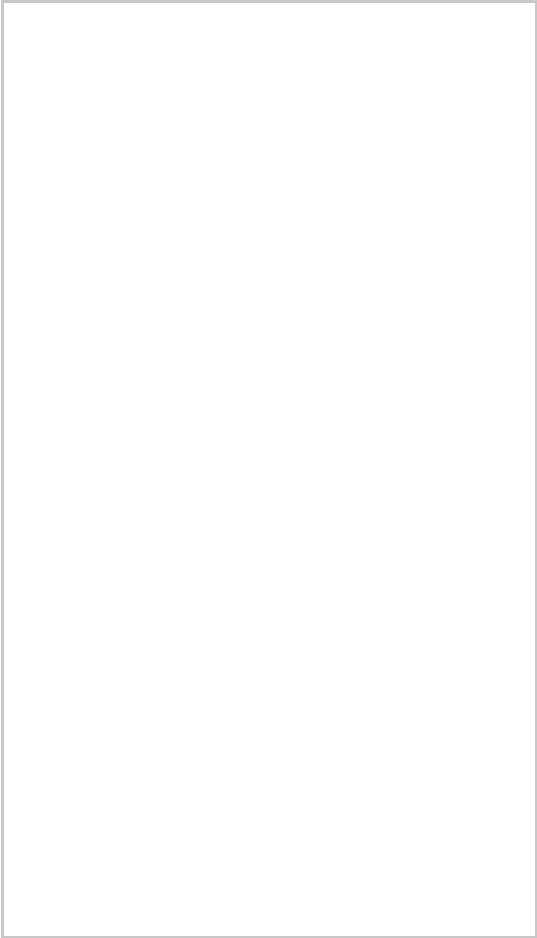
EPC E



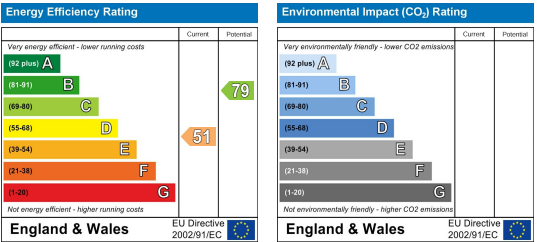
### Area Map



### 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.