



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

17 CHADBROOK CREST, RICHMOND HILL ROAD,  
BIRMINGHAM, B15 3RL  
£800 PCM





This well presented two-double bedroom 3rd floor apartment offers an excellent vantage point from which to enjoy the two balconies the property boasts.

This property is in an ideal location with bus links to city within a short walk, a short walk to Harborne high street (M&S, Waitrose, Bars, and Restaurants), Birmingham University & Queen Elizabeth Hospital.

Entrance/outside/parking – garage en bloc, communal grounds, secure fob entrance into building, lift or stair access to apartment, Intercom in property, this property also has a separate secure storage space outside the flat but on the same floor as flat.

Inside the property comprises a modern Kitchen with white goods & Hob/oven provided (washing machine, fridge freezer), a separate bright and spacious living area with access to the balcony and open aspect views, Bathroom with shower over bath, two double bedrooms and ample storage throughout.

To be left unfurnished with white goods available, available end July!



Tenant fee act 2019

Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to [lettings@jameslaurenceuk.com](mailto:lettings@jameslaurenceuk.com).

