



James *J* LaurenceTM
Sales and Lettings

42, WHEATS AVENUE, HARBORNE, B17 0RJ
£1,400 PCM





An extensively modernised four bedroom semi detached family home in a tranquil cul desac location close to Harborne Village amenities.

The landlord has sympathetically refurbished the property to an excellent standard with accommodation boasting a brand new kitchen offering a real focal point with central island including electric hob and integrated appliances of oven, fridge, freezer and dishwasher. This opens through to living area, complete with ceiling light lantern which welcomes a stream of natural light, this is one of two reception rooms, with a dining/sitting room facing the front of the property with beautiful bay window. Internal access leads in to the garage, with the bonus of a downstairs WC.

Upstairs includes four bedrooms with the master including a newly fitted en-suite wet room, complimenting the bespoke family bathroom including free standing shower with separate wet room style shower.

The location close itself is on the cusp of Harborne Village accessed via Northfield Road, with a plethora of independent eateries coffee shops, recreational facilities - such as two golf courses almost on the doorstep and easy access to the Queen Elizabeth hospital. With excellent educational resources from Outstanding rated local nurseries close by, good local primary schools through to Harborne Academy and King Edwards schools within a short commute.

Offered unfurnished and available now.

Tenant fee act 2019

Under latest legislation, permitted tenant payments are:

- Rent
- Separate 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.