



James *J* LaurenceTM
Sales and Lettings

WILSFORD GREEN, 10 OAK HILL DRIVE, EDGBASTON,
BIRMINGHAM, B15 3UG
£950 PCM





DESCRIPTION

A bright and spacious, ground floor apartment located within the leafy city suburb of Edgbaston. Ideally located for excellent transport links to the City Centre, Queen Elizabeth Hospital and within walking distance of the University and Harborne High Street.

This delightfully bright and airy property comprises; A fully fitted kitchen with appliances included, large living/dining room, two generously sized double bedrooms, a family shower room and separate WC.

Benefiting further from a Rear Patio area, Communal grounds and un-allocated Parking bays, Double Glazing and gas central heating.

Its location is within a quiet cul desac within the Calthorpe Estate is very desirable for City working professionals, but also downsizers alike, with a very short walk to Chad Square amenities, with Harborne High Street, Queen Elizabeth Hospital and Birmingham University all within a short commute due to excellent road/transport links nearby, not to mention the proximity to Birmingham city centre with its array of shopping and entertainment facilities.

The property is to be let unfurnished, with white goods, and is available Mid/End September 2021

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-10	G		