



# 16 Leigham Drive

Harborne

B17 8AT

**£1,700 pcm**

*Stunning Three-Bedroom*

*Modern Mid-Terrace House*

*1102 Sq. Ft.*

*Garage*



## Property Description

**DESCRIPTION** James Laurence Estate Agents are pleased to launch to the market Leigham Drive.

This is a much improved mid townhouse situated in this sought location. Set back beyond a laid tarmac drive way the accommodation comprises hall, cloaks/wc, fitted kitchen and open plan lounge/dining room. At first floor level there are three double bedrooms, well appointed modern bathroom and two balconies.

Available NOW! Unfurnished.

**RECEPTION HALL** Central heating radiator, staircase rising to the first floor, solid oak wood floor, ceiling spotlighting and front doors to side

**CLOAKROOM** Housing the white suite including low-level flush WC, vanity wash hand basin, central heating radiator, tiled floor and double glazed window to front.

**L SHAPED LOUNGE / DINING ROOM** Central heating radiator, cornice, ceiling spotlighting, marble effect "hole in the wall" fireplace with living flame effect gas fire inset, double glazed picture windows and French door to the rear.

**KITCHEN/BREAKFAST ROOM** Comprehensive range of wooden effect fronted units to include one and a half bowl inset stainless steel sink unit with base units beneath, further range of base and drawer units with working surfaces over, matching wall cupboards, built in fridge freezer, washing machine and dishwasher, four ring electric cooking hob with oven beneath and overhead extractor hood, ceramic tiled floor, ceiling spotlighting and double glazed window to front.

**STAIRS LEADING TO THE FIRST FLOOR** Staircase rising to the FIRST FLOOR LANDING with built in cupboard off. There is solid oak flooring in all bedrooms.

**MASTER BEDROOM** Central heating radiator, walk-in wardrobe, full width

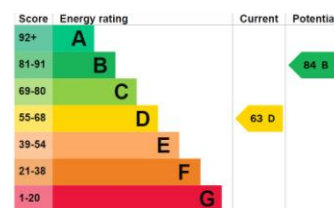
## Floor Layout



Total area: approx. 102.4 sq. metres (1102.1 sq. feet)

Total approx. floor area 1,102 sq ft (102 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



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*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*