



The Square

Harborne

B17 9EH

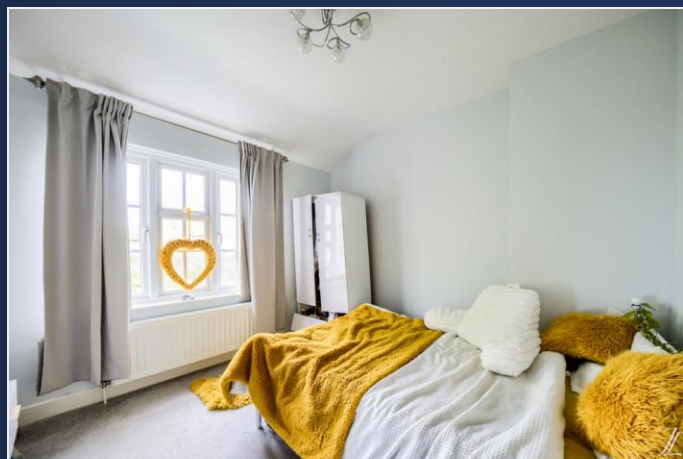
£1,150.00 PCM

Two-Bedroom Mid Terraced House

Off-Road Parking

Available From The 21st October 2024

Cul-de-sac Location



Property Description

****OFFERED UNFURNISHED & AVAILABLE FROM THE 21st OCTOBER 2024****

A lovely two-bedroom terraced home in the highly desirable Moorpool Estate in the heart of Harborne.

This exclusive location has its own local shops and amenities and is a five minute walk to Harborne Village High Street. Ideal for professionals as Queen Elizabeth Hospital is within a 5 minute drive and Birmingham City Centre is a short bus journey.

The house internally comprises of:

GROUND FLOOR The open-plan living space is designed for both functionality and style, providing a seamless flow between the kitchen and living area. As you enter, you'll immediately appreciate the bright and airy atmosphere, enhanced by large windows that fill the space with natural light.

The modern kitchen is a standout feature, fully fitted with sleek cabinetry and high-quality finishes. The breakfast bar serves as a convenient spot for casual meals or morning coffee, encouraging social interactions while cooking. It is equipped with an integrated gas hob, perfect for culinary enthusiasts, and an electric oven for consistent baking results. The fridge freezer is also built-in, ensuring a clean and cohesive look.

Adjacent to the kitchen, the living area offers ample space for relaxation and entertaining. The design allows for various furniture arrangements, making it easy to personalize the space according to your taste.

A stairwell leads from the living area to the first floor, where you'll find the convenience of a washing machine discreetly housed in an enclosed cupboard unit. This thoughtful design keeps laundry appliances out of sight, maintaining the visual appeal of the open-plan layout while providing easy access for chores.

FIRST FLOOR This spacious property features a generously sized double bedroom located at the front, complete with a convenient storage cupboard. Additionally, there is another well-proportioned bedroom situated at the rear, offering a peaceful retreat. The highlight of the home is the stunningly modernised family bathroom, which boasts a contemporary design. It includes an L-shaped bath with a shower overhead, a stylish his-and-hers vanity wash hand basin, a WC, a large illuminated mirror, and a sleek chrome towel rail, making it both functional and aesthetically pleasing. This home perfectly combines comfort and modern living.

The house has double glazing but wooden windows in keeping with the original feel of properties in the Moor Pool Estate.

The property boasts as a main feature, off-road parking.

LOCATION This particularly attractive residence is situated on the highly desirable Moor Pool estate and is in close proximity to Harborne High Street and within easy reach of all Birmingham Hospitals and Universities. Public transport is also nearby with a range of buses travelling into the City Centre.

The surrounding area offers excellent state and independent schools for all ages including Harborne Primary and Blue Coat schools. Recreational amenities of particular note include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, a Sailing Club at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Gardens and Archery Club.

JAMES LAURENCE ESTATE AGENTS Tenant Fee Act 1019. 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.

Notice: All measurements are approximate, and photographs/images provided for guidance only and may not accurately represent the property.

Agents Note: All material information stated below has been agreed/ confirmed with our client, we would request all information to be verified by the interested applicant with a James Laurence Estate Agent Employee prior to proceeding forward with an application.

Rental Per Month: £1,150.00

Deposit Amount To Be Held In The Deposit Protection Service (DPS): £ Equivalent to 3-week's worth of Rent. Further information regarding the scheme can be found here: [Custodial terms and conditions | DPS \(depositprotection.com\)](https://www.dps.gov.uk/)

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council

Council Tax Band: C



Floor Layout



Total area: approx. 55.1 sq. metres (593.5 sq. feet)

Total approx. floor area 593 sq ft (55 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		