



£1,250

31 Station Road, Harborne, Birmingham, West Midlands, B17 9LP

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Nestled on the vibrant Station Road in Harborne, Birmingham, this charming house presents an excellent opportunity for families seeking a comfortable and convenient home. The property is ideally situated next to the bustling high street, offering easy access to a variety of shops, cafes, and local amenities, making daily life both enjoyable and practical.

Inside, the house boasts good-sized rooms that provide ample space for family living. The layout is thoughtfully designed to accommodate the needs of modern families, ensuring that everyone has their own space while still fostering a sense of togetherness. The natural light that floods through the windows enhances the welcoming atmosphere, creating a warm and inviting environment.

Harborne is known for its community spirit and excellent schools, making this property a perfect choice for families looking to settle in a friendly neighbourhood. With parks and recreational areas nearby, there are plenty of opportunities for outdoor activities and family outings.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 65 | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |