



## Willow Avenue Birmingham, B17 8HH £1,400 PCM

- 2 BED PROPERTY
- FULLY FURNISHED
- MODERN INTEGRATED
- FAMILY BATHROOM
- LARGE GARDEN
- SOUGHT AFTER LOCATION
- OPEN LIVING AND DINING AREA
- INVESTORS FOCUS ON ACHIEVING MORE VISIT [LOVEYOURPOSTCODE.COM](https://www.loveyourpostcode.com)
- LANDLORDS. CALL US ON 0800 862 0870 TO DISCUSS YOUR TENANT REQUIREMENTS
- LYP GROUP: PRIVATE PROPERTY CLUB WITH OVER 1,500

## Willow Avenue, Birmingham, B17 8HH

Available From 1st April!

This amazing, 3 bedroom, 1 Bedroom downstairs suitable for an elderly person, fully furnished property is located in the desired area of Bearwood/ Edgbaston. This location is a perfect blend of modern living and outdoor leisure, with all the local amenities and parks that are situated only in walking distance from this property.

Entering the living area, you are greeted with an open living area with high ceilings and a beautiful chandelier in the centre of the room. Featured in the living room is a dark wood, built in fireplace which really gives off a cosy atmosphere. Continuing on to the dining area you are greeted with a six seater, modern wooden table with another chandelier featured. Next, you are welcomed to a very contemporary fitted kitchen with fully integrated appliances and newly fitted white and grey cabinets, which really compliments the modern feel of the kitchen. Glossy white tiles are situated within the kitchen, adding to the bright interior.

Continuing on to the first floor you are greeted to a spacious master bedroom which benefits from an antique style double wardrobe and other elegant pieces of furniture, which add to the chic feel of the bedroom. Next, you are met with the second bedroom with features from a dark oak wood bed frame and other wooden décor, to add to the warm homely feeling of the bedroom. Next you are welcomed to a large three piece modern bathroom suite which contains a crystal white, freestanding bathtub. Also featured within the bathroom is an extremely contemporary glass shower which really contributes to the modern architecture of the room.

Lastly, this property includes a mature, very scenic, far reaching garden, with stunning trees and shrubbery surrounding the entirety of the garden; giving this property an exclusive feel.

EPC Rating - D  
Council Tax Band - B  
Deposit - 5 weeks rent  
Contract: 12 months

**Living Room 24'7" x 14'9"**

**Kitchen 10'2" x 8'10"**

**Bedroom One 12'9" x 12'1"**

**Bedroom 2 14'1" x 13'9"**

**Bathroom 13'1" x 6'10"**

**Entrance Hall 11'9" x 2'7"**

**Landing 8'10" x 2'7"**

**Storage 5'2" x 2'7"**

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement. Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

