



## 77 Quinton Road, Harborne, Birmingham, B17 0PJ

### £1,310 Per Calendar Month



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2023/2024 ACADEMIC YEAR Fantastic 3 Double Bedroom Student/Professional House, Quinton Road, Harborne Ultrafast 350M Broadband

#### Situation & Amenities

This 3 double bedroom property is situated on Quinton Road, Harborne

Within 8-10 minutes' walk to Campus

Within 8-10 minutes' walk to mainline train service run University

Within 10-15 minutes's walk to Harborne High street provides a wide range of shopping, leisure facilities and restaurants

#### Description of the Property

The accommodation is arranged over 2 floors., All the bedrooms are upstairs, the bedrooms are all of larger than normal size bedrooms, all the bedrooms benefit from new beds and good quality orthopedic mattresses.

Kitchen with all appliances including fridge freezer, washing machine, cooker with oven and hob, microwave oven.

Lovely living space with decor fire place, good quality sofas and dining table and chairs with patio doors open to a lovely garden.

The bathroom/toilet has been tastefully decorated.

The property also benefits from latest gas central heating system, smoke alarm system. All Mason Knight properties have burglar alarms.

#### Outside

The garden to the rear has big patio space, which provides lovely sitting area and provisions therein for Barbeques.

The garden to the front provides off-road parking space for up to 3 cars.

Viewing: By prior appointment only with Mason Knight

NO DEPOSIT FOR UK STUDENTS

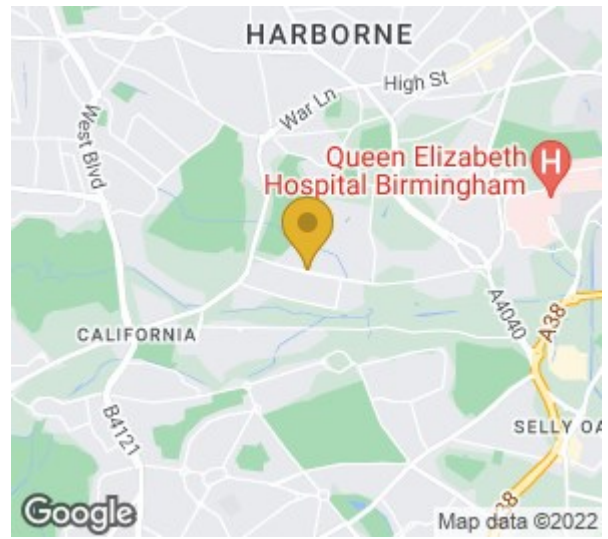
Bills Package Optional

#### Viewing

Please contact our MasonKnight Properties Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		85
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(55-68) D	60	
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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