



## 45wen Crantock Court, Edgbaston, Birmingham, B16 9RE

### £1,020 Per Calendar Month



Discover the epitome of style and comfort in this meticulously designed 2-bedroom apartment on the 2nd floor of a charming 1930's mansion-style building in sought-after Edgbaston.

Available on June 30, 2026

Optional: Unlimited Bills Package for only £44.39 pppw

Optional: Ultrafast 350mbps for only £4.65

Situated on the prestigious Hagley Road

Convenient walking distance to Five Ways, Harborne High Street, and Birmingham City Centre

Excellent transport links connect you effortlessly to the motorway and the entirety of Birmingham

Spacious lounge with a captivating feature fireplace

Modern kitchen complete with a breakfast area and essential white goods

2 generously sized bedrooms with thoughtfully designed fitted wardrobes

Well-appointed family bathroom featuring both a shower over the bath and a separate shower cubicle

Enjoy the warmth of gas central heating and the tranquility provided by secondary glazing

Recently redecorated interiors with brand-new, plush beds and sofas

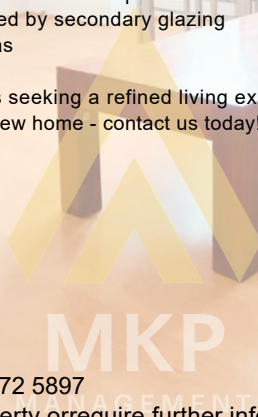
This apartment is the ultimate choice for professionals or couples seeking a refined living experience. Don't miss this opportunity to make this luxurious apartment your new home - contact us today!

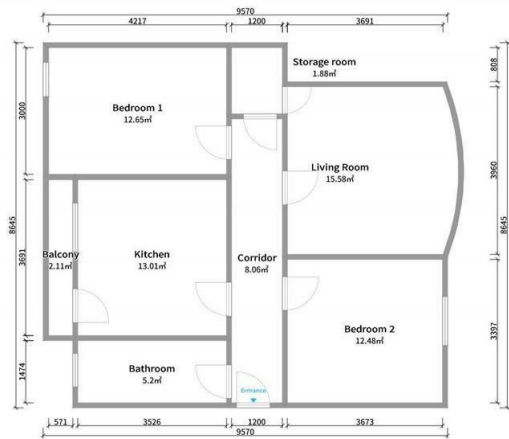
Schedule a viewing by appointment only with MKP Management.

### Viewing

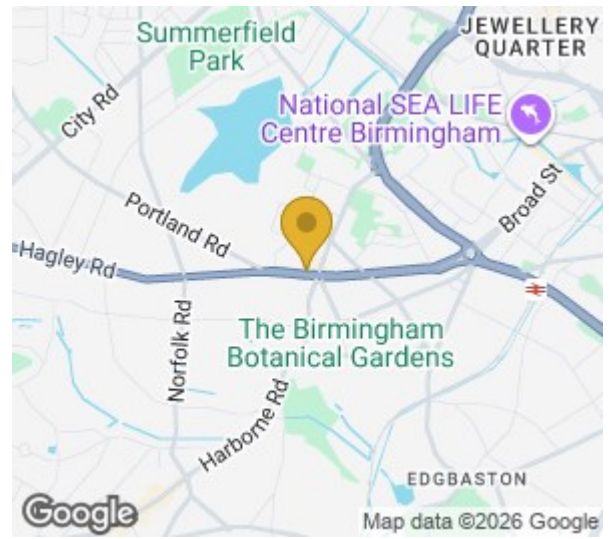
Please contact our MKP MANAGEMENT Office on 0121 472 5897

if you wish to arrange a viewing appointment for this property or require further information.

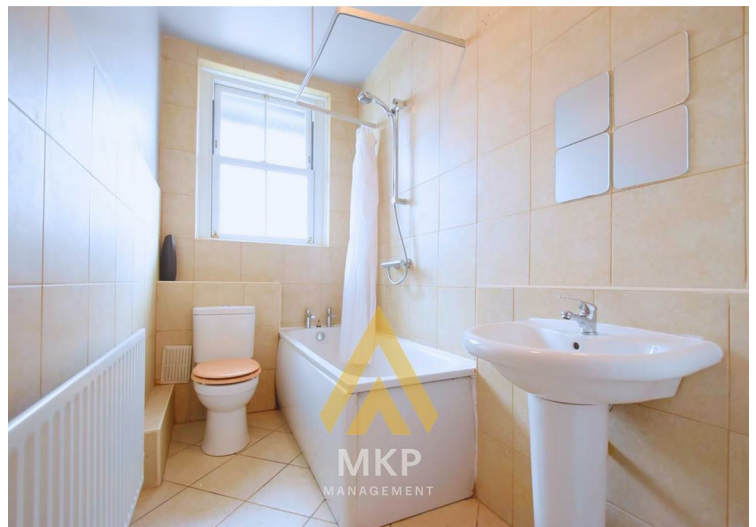




**Crantock Court**  
Internal Area: 71.82m²



| 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) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (38-54) <b>E</b>                            |                         |           | (38-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |
|                                             |                         | 69        |                                                                 |                         | 81        |
|                                             |                         | 80        |                                                                 |                         | 67        |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.