



## 4 Crantock Court, Edgbaston, Birmingham, B16 9RE

### £824 Per Calendar Month

 2 
  1 
  1 
  C

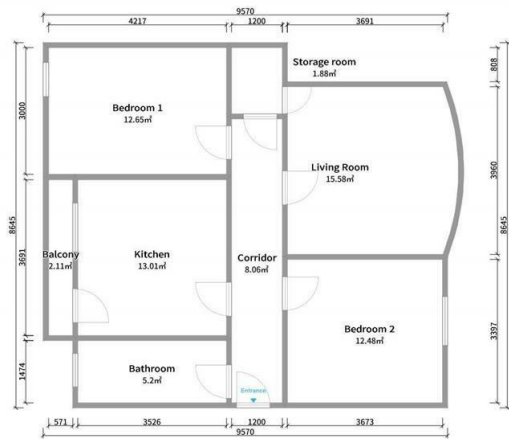
Large 2 bedroom, 2nd floor apartment equipped and decorated to a high standard. This 1930's mansion style apartment is located in a sought after Edgbaston location and offers a great mix of contemporary and classical Edwardian design. Crantock Court is situated on Hagley Road within walking distance to Five Way, and to Harborne High Street and Birmingham City Centre with good transport links to motorway and the rest of Birmingham.

The property is furnished and comprises of entrance hall, spacious lounge with feature fire place, modern kitchen with breakfast area including white goods, w/c, 2 double bedrooms with fitted wardrobes, family bathroom with shower over bath and a shower cubicle. The property further benefits from having gas central heating, secondary glazing, Ideal for professionals or couple. The property has been newly decorated, with brand new beds and sofas.

Crantock Court is surrounded by Grade 2 listed offices, elegant town residences, lush gardens, professional businesses and cultural and sporting venues, making it one of the most captivating places to call home in the Midlands.

#### 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) <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	



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.