



# ALL OUR ONE BEDROOM PROPERTIES ARE L

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MANAGEMENT**

## 65gs Farquhar Road, Birmingham, B15 2QN £1,350 Per Calendar Month

 **2**  **1**  **1**  **D**

A spacious and well-presented two-bedroom, one-bathroom top-floor flat located in the desirable and leafy Edgbaston area. The property is fully furnished to a high standard and benefits from an allocated parking space plus a private garage. Its excellent positioning provides convenient access to the University of Birmingham and the Queen Elizabeth Hospital, making it ideal for professionals, academics, or medical staff.

### Key Features:

- Generously proportioned top-floor two-bedroom flat
- Master bedroom with a king-size bed
- Second bedroom with a double bed
- Spacious lounge and dining area
- Fully furnished throughout with complete bedroom and living room furniture
- Fully fitted kitchen equipped with:
  - Cooker
  - Dishwasher
  - Fridge-freezer
  - Washer-dryer
- Modern bathroom with standard fittings
- Allocated parking space plus a separate private garage
- Quiet, secure, and well-maintained residential development
- Bright and airy layout with generous floor space

### Location:

- Situated on Whetstone Close, just off Farquhar Road, the property enjoys a peaceful residential setting in Edgbaston while being close to:
- University of Birmingham
- Queen Elizabeth Hospital
- Birmingham City Centre
- Local shops, cafés, parks, and amenities
- Excellent public transport options
- Easy access to major road networks
- A highly sought-after area popular with professionals and students working in nearby institutions.

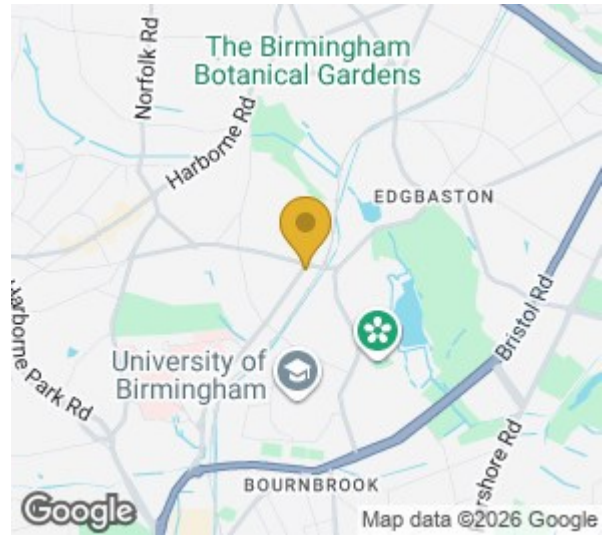
### Viewing

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.

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

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

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