



8 Harcourt Road, Birmingham, B23 5NU

£1,250 Per Calendar Month Deposit £1,442

- Modern kitchen with dining space
- Large bathroom with shower over bath
- Close to Sutton Park green spaces
- Conservatory opening to rear garden
- Double garage to rear
- Good rail links to Birmingham
- Off-road parking on private driveway
- Neutral décor ready to move in
- Near local shops and amenities

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A well-presented two-bedroom terraced house to let in Erdington, Birmingham, featuring a modern dining kitchen, conservatory, large first-floor bathroom, off-road parking, double garage and rear garden, conveniently located for local amenities, parks, transport links and schools.

 2  1  1  E Council Tax Band: A



Property Details

Property Discription

To let – a two-bedroom terraced house in Erdington, Birmingham, offering neutrally decorated accommodation with off-road parking and a rear garden.

The ground floor comprises an entrance lobby leading to a separate reception room with bay window and built-in storage. To the rear is a kitchen with modern wall and base units, wood-effect countertops, integral dishwasher, plumbing for a washing machine, and a built-in electric hob with oven/grill beneath. There is space for dining and good natural light. An inner lobby provides access to a guest WC and a conservatory, which opens onto the rear garden.

Upstairs, the first-floor landing serves two double bedrooms and a large bathroom. Bedroom one features a period-style fire surround, picture rail and storage recess housing the gas central heating boiler. Bedroom two

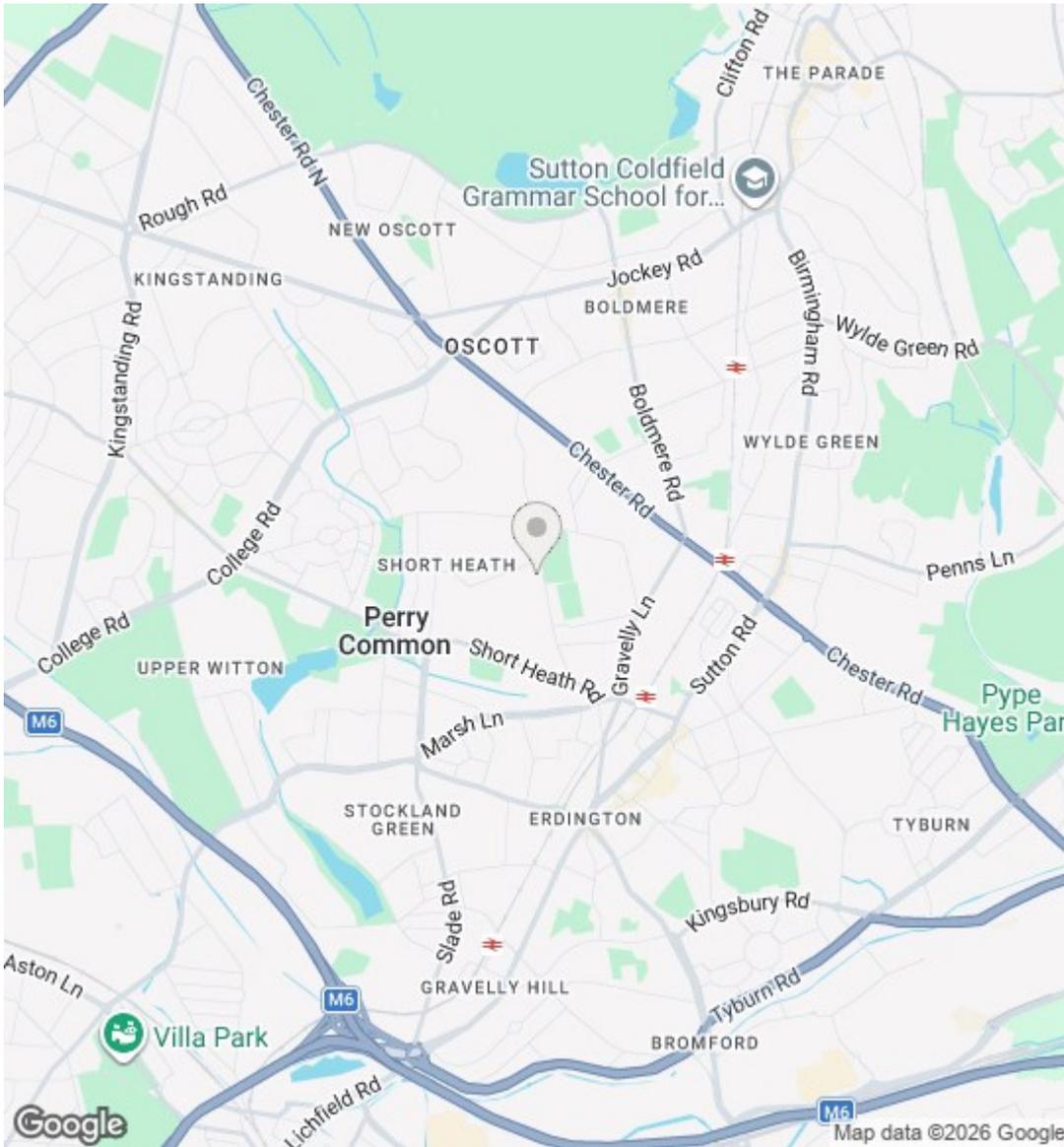
overlooks the rear garden. The bathroom, created from a former third bedroom, offers a WC, wash basin and bath with shower over.

Externally, the property benefits from a crete-print driveway providing off-road parking, shared side access to the rear, and a well-arranged garden with patio, lawn and pebbled borders. A double garage is also included.

The house is well placed for local amenities, including shops on nearby Boldmere and Sutton Coldfield town centre. Green spaces such as Sutton Park and local parkland off Court Lane are within easy reach. Chester Road railway station, approximately 1.2 miles away, provides Cross-City Line services towards Birmingham New Street and Lichfield, with typical journey times to Birmingham of around 15–20 minutes. The area is also convenient for local schools and major motorway links including the M6 and M42. Council Tax Band A, EPC rating E.



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only. Call 01202 88 90 88 to make an appointment.