



humberstones
homes

346 ROTTON PARK ROAD, EDGBASTON, BIRMINGHAM, B16 0JU
£265,000





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for gaining access into Birmingham City Centre, whilst the local major road network enables commuting to the surrounding areas. The property can be located travelling along City Road towards Birmingham City Centre, and turning left into Rotton Park Road where the property is then situated a distance along on the left hand side on the corner of Rotton Park Road and Paignton Road as indicated via the agents for sale board.

DESCRIPTION

Conveniently situated for gaining access into Birmingham City Centre, this is a large, extremely spacious 3 bedroomed end terrace home which provides really good family accommodation throughout and offers the following :- On the ground floor is an entrance hall, spacious lounge, sitting room, breakfast/dining room, fitted kitchen and useful store. First floor has 3 good sized bedrooms and bathroom. Outside is a rear garden and there is a LARGE DOUBLE GARAGE at the rear. Double glazed and Gas radiator heating. EPC rating E.

Entrance Hall

Staircase rising to the first floor, radiator, and doors off to :-

Lounge 14' 0" (into bay) x 11' 11" (max) (4.26m x 3.63m)

Double glazed bay window to the front, radiator, attractive feature fireplace with hearth housing inset coal effect fire.

Sitting Room 12' 7" (max) x 12' 2" (plus window recess) (3.83m x 3.71m)

Double glazed window to the rear, and radiator.

Breakfast/Dining Room 17' 9" x 10' 7" (into bay) (5.41m x 3.22m)

Double glazed bay window to the side, additional double glazed window to the side, radiator and door leads through to :-

Kitchen 12' 10" x 8' 9" (3.91m x 2.66m)

Double glazed window to the side, base and wall mounted units, rolled top work surface areas, double drainer sink with mixer tap, gas cooker point and cooker hood above, complimentary tiling to the walls, double glazed door to the side and further door leads to :-

Store Room 8' 10" x 3' 7" (2.69m x 1.09m)

Double glazed window to the side.

First Floor Landing

Double glazed window to the side, radiator, and doors off to all First Floor Accommodation.

Bedroom One 15' 9" (max) x 11' 10" (max) (4.80m x 3.60m)

2 Double glazed windows to the front. Radiator.

Bedroom Two 12' 8" (max) x 12' 2" (3.86m x 3.71m)

Double glazed window to the rear, double glazed window to the side and radiator.

Bedroom Three 11' 0" x 9' 1" (max) (3.35m x 2.77m)

Double glazed window to the rear and radiator.

Bathroom 6' 4" x 5' 10" (1.93m x 1.78m)

Double glazed window to the side, heated towel rail and suite comprising :- Bath, low level flush wc, pedestal wash handbasin and tiling to the walls.

Outside

Front

Small foregarden leading to the accommodation.

Rear Garden

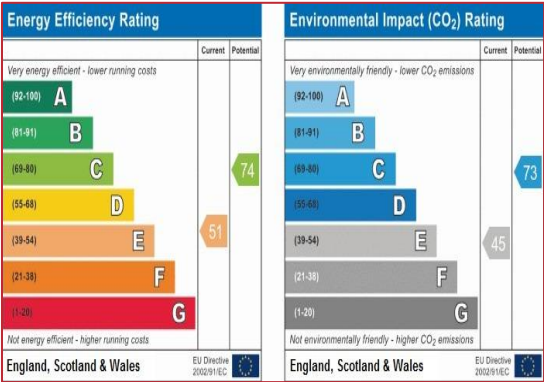
Good sized slatted area.

Double Garage 23' 2" x 17' 8" (7.06m x 5.38m)

Large double garage at the rear of the garden with electric roller shutter door.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



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