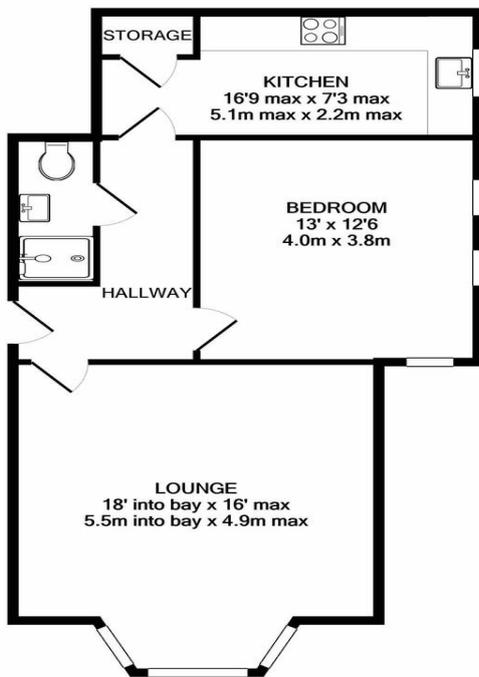




James *J* LaurenceTM
Sales and Lettings

HOUSE 3, FLAT 1 ROTTON PARK ROAD, EDGBASTON, B16
9JH
OFFERS OVER £165,000





TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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PROPERTY

A unique and spacious ground floor apartment in a convenient Edgbaston location within an intimate conversion.

This luxury apartment has been renovated to a very high standard, with a high specification complimenting character features such as high ceilings and intricate coving. Accommodation includes refitted kitchen of classic contemporary design, complete with quartz worktops, fitted appliances of 'Zanussi' oven, 'Bosch' four ring electric hob with an extractor hood above, fridge/freezer, 'Beko' dishwasher and integral washing machine, plus 'Logic' boiler. A separate front facing living room offers beautiful bay window with ample space for dining area also, with modern shower room, storage, double glazing (where specified), gas central heating and intercom entry system. There is the luxury of allocated parking space behind gated access plus the rarity of visitor parking to the front and communal gardens.

AREA

Rotton Park Road is conveniently located directly off Hagley Rd, joining up to Portland Road, within a popular Edgbaston neighbourhood, offering excellent road and transport links in to Birmingham city centre and motorway links of M6/M40 beyond

The property is very close to Queen Elizabeth and City Hospitals and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village.

SCHOOLS

Primary, secondary and prep schools are nearby such as Lordswood High school, George Dixon Academy and plethora of private schooling options.

LEISURE

Leisure facilities are provided with Edgbaston Priory tennis club and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment, There are facilities of Cannon Hill Park nearby with Edgbaston reservoir ideal for a local Sunday stroll or bike. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.