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James Laurence
Sales and Lettings

Rotton Park Road
Edgbaston, B16 0LH

- Three bedrooms
- Semi detached house
- Through lounge/diner
- Refitted kitchen

Offers Over £345,000

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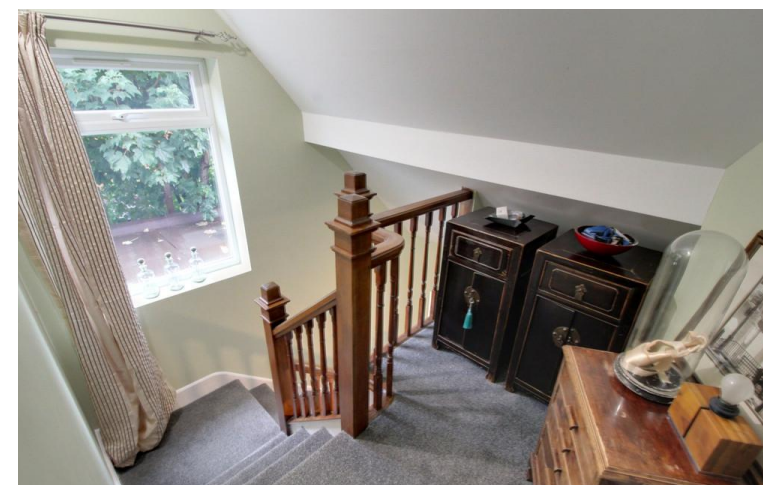


144, Rotton Park Road, Edgbaston, B16 0LH



Property Description

A stylish and extensively improved three bedroom semi detached house in a prominent Edgbaston location. The property boasts accommodation on the ground floor of welcoming hallway, a spacious through lounge/diner with patio door access to garden and beautiful bay window to the front, plus a separate refitted kitchen-with high gloss units and integrated appliances of 'CDA' four ring gas hob with extractor above and oven below with 'Ideal' boiler. Further rooms included a W.C and utility which features storage and plumbing for washing machine.



Upstairs offers the luxury of a landing and well proportioned bedrooms to complement a modern bathroom complete with shower above bath. The property has been renovated to a high specification with new double glazing, and gas central heating (both where specified) which makes for a lovable living layout. Externally includes front garden and rear gardens, the rear befitting of property size, plus all important off road parking available with front driveway and garage. Internal viewing a must.

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.