



Front facing double glazed window, two ceiling light points, ceiling coving, power points, TV point, radiator.

BEDROOM TWO

Rear facing double glazed window, ceiling light point, radiator, carpeted.

BEDROOM THREE

Rear facing double glazed window, ceiling light point, radiator, carpeted.

FAMILY BATHROOM

Contemporary matching suite of p shaped bath, sink within vanity unit, low level WC, corner shower cubicle, heated towel rail, fully tiled, seven recessed ceiling light points.

SECOND FLOOR

Ceiling skylight, landing with doors to:

BEDROOM FOUR

Front facing double glazed window within bay, carpeted, ceiling light point, radiator.

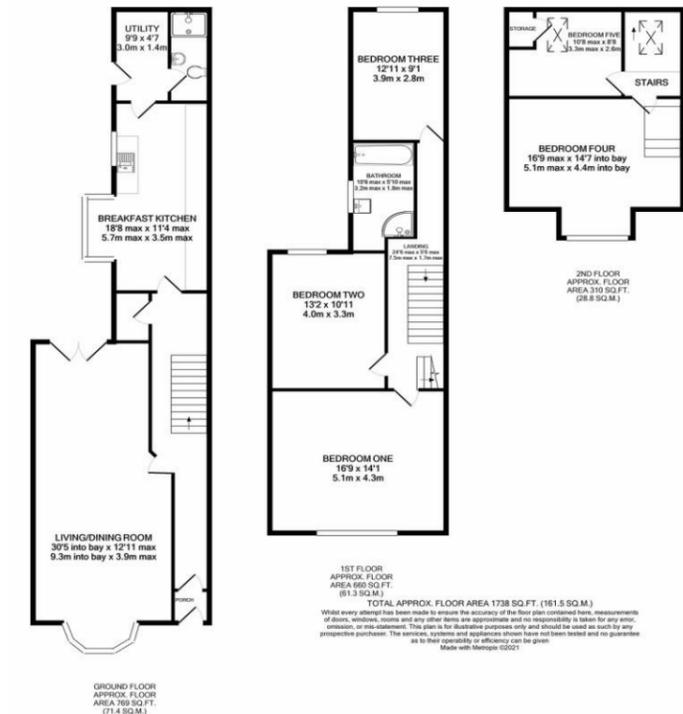
BEDROOM FIVE

Ceiling skylight, carpeted, storage cupboard housing 'Vaillant' boiler.



GARDEN

A paved courtyard garden, with patio area, fencing to boundaries, rear gate offers extra parking options.



James Laurence
 Sales and Lettings

Rotton Park Road
 Edgbaston, B16 0LS

- Five bedrooms
- Semi detached house
- Three storeys
- Front driveway

Offers Over £420,000

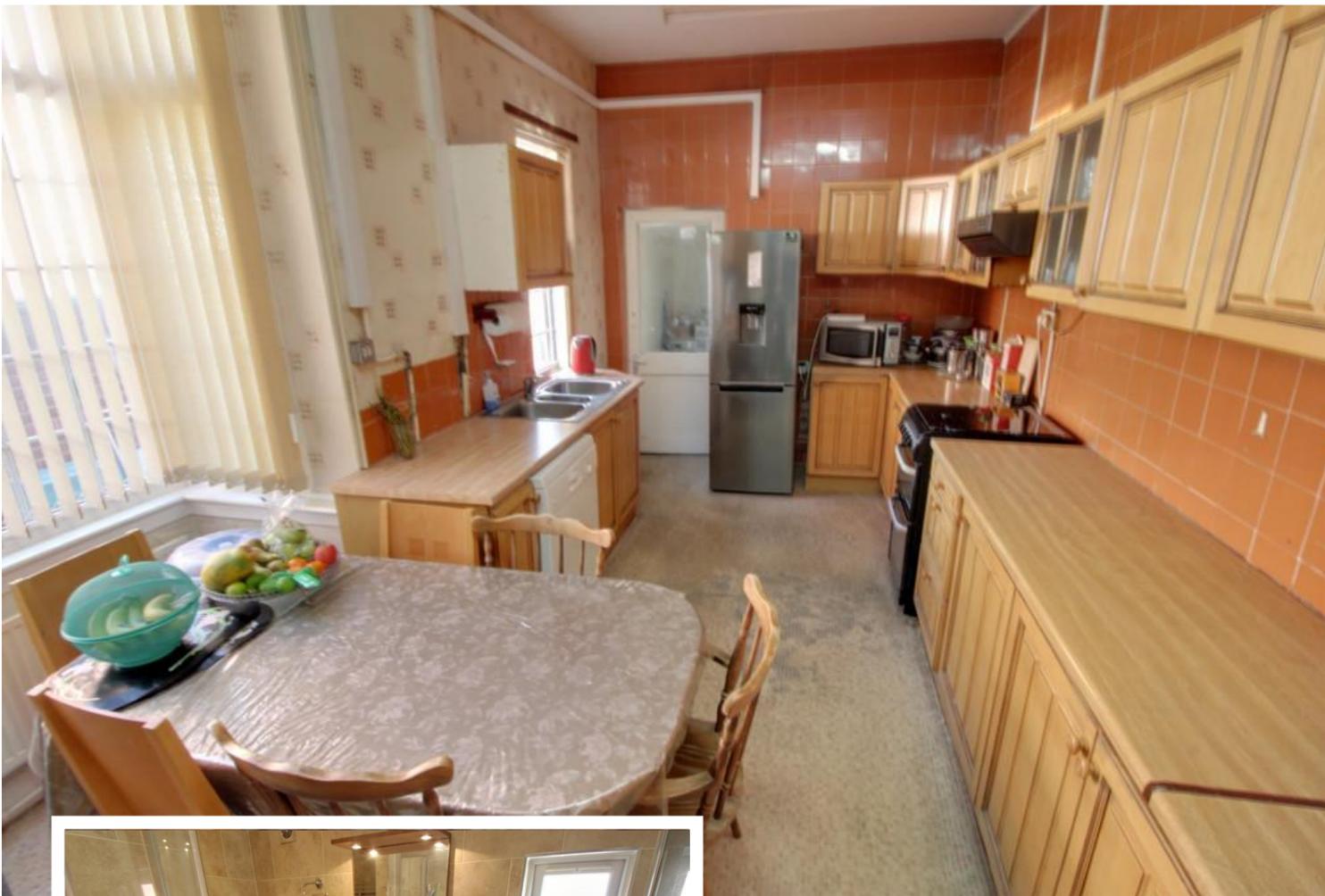


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

211, Rotton Park Road, Edgbaston, B16 0LS



Property Description

PROPERTY

A rare opportunity to purchase this five bedroom three storey semi detached house, within a convenient and popular Edgbaston location.

The property offers spacious accommodation included open plan living/dining room, a breakfast kitchen, utility area and downstairs shower room on the ground floor, with double bedrooms and contemporary family bathroom to the first floor, with the luxury for two further bedrooms on the second floor. Further features include high ceilings providing an added sense of space, with double glazing, solar heating provision and gas supply.

Externally the property offers the luxury of off road parking in the form of a front driveway for two cars, plus the courtyard garden to the rear also has the benefit of gates offering the option of further parking too.

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.

APPROACH

Tarmac drive to front with parking for two cars, access to front door.

ENTRANCE HALLWAY

A porch leads into hallway with wooden flooring, light point and two radiators, access to storage, carpeted stairs to first floor and doors to living/dining room and breakfast kitchen.

BREAKFAST KITCHEN

A range of wall and base mounted units, double glazed windows, including in bay area, roll worktop surfaces, one and half stainless steel sink, power points, two ceiling strip lights, door to utility.

LIVING/DINING ROOM

Beautiful double glazed bay window, double glazed French doors to the rear, two radiators, power points, two wall and four wall light points.

UTILITY AREA

Plumbing for washing machine and doors leading to shower room and garden.

SHOWER ROOM

Fully tiled, shower cubicle, low level WC, sink within vanity unit, heated towel rail.

FIRST FLOOR LANDING

Carpeted with doors to:

MASTER BEDROOM