

for sale

**£450,000** Freehold

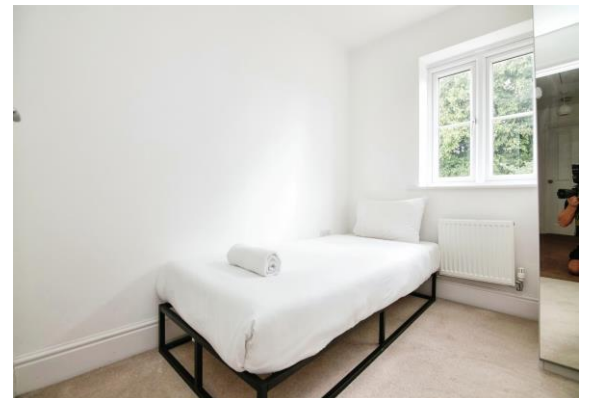


Roebuck Road Birmingham B16 0QG

HAVING EIGHT BEDROOMS AND THREE BATHROOMS. THIS SEMI-DETACHED HOUSE IS LOCATED IN THE HEART OF EDGBASTON.

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# Property Details

## Ground Floor

### Entrance Hallway

Ceiling light point, two storage cupboards, stair rising to first floor, and access unto;

### W.C

Having an obscured double-glazed window to the front aspect, W.C, hand wash basin, tiled walls and part tiled walls, ceiling light point, and radiator.

### Lounge 19' 8" x 11' 2" ( 5.99m x 3.40m )

Spacious lounge with a double-glazed bay window to the front aspect and a double-glazed bow window to the side aspect, double doors opening out into the kitchen, wood style laminate flooring, two ceiling light points, and radiators.

### Kitchen 10' 6" x 18' 4" ( 3.20m x 5.59m )

Fitted kitchen having a range of wall and base units, sink with drainer and mixer tap, integrated double oven and four ring gas hob, cooker hood, plumbing for washing machine, integrated fridge/freezer, tiled flooring, splashback in splash prone areas, double-glazed patio doors leading out the rear garden, spotlights, ceiling light point, double-glazed window to rear aspect, ample space for dining table.

## First Floor

### Landing

Having a ceiling light point, radiator, carpeted floor, stairs rising to second floor, and access unto;

### Bedroom One 13' 1" x 11' 2" ( 3.99m x 3.40m )

Having a double-glazed bay window to front aspect, wood style laminate flooring, ceiling light point, radiator and access to;

### En-Suite 6' 7" x 5' 2" ( 2.01m x 1.57m )

Having an obscured double-glazed window to the side aspect, shower cubicle, W.C, hand wash basin, part tiled walls, tiled floors, ceiling light point, and radiator.

### Bedroom Four 10' 6" x 9' 10" ( 3.20m x 3.00m )

Having a double-glazed window to the rear aspect, ceiling light point and radiator.

### Bathroom 5' 8" x 5' 7" ( 1.73m x 1.70m )

Bath, W.C, hand wash basin, part tiled walls, tiled floors, ceiling light point, and radiator.

### Bedroom Eight 7' 3" x 7' 3" ( 2.21m x 2.21m )

Having a double-glazed window to the front aspect, built in wardrobes, ceiling light point and radiator.

### Bedroom Seven 7' 3" x 8' 6" ( 2.21m x 2.59m )

Having a double-glazed window to the front aspect, ceiling light point, storage cupboard and radiator.

## Second Floor

### Landing

Having a ceiling light point, radiator, carpeted floor, stairs rising to second floor, and access unto;

### Bedroom Two 15' 5" x 11' 2" ( 4.70m x 3.40m )

Having a double-glazed window to the rear aspect, ceiling light point, radiator and access to Jack & Jill suite.

### Jack & Jill En-Suite 6' 7" x 6' 7" ( 2.01m x 2.01m )

Having an obscured double-glazed window to the side aspect, shower cubicle, W.C, hand wash basin, part tiled walls, tiled floors, ceiling light point, and radiator.

### Bedroom Three 13' 1" x 11' 2" ( 3.99m x 3.40m )

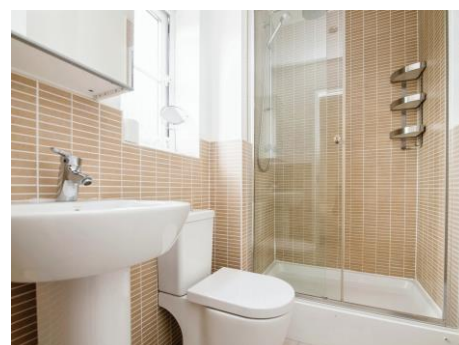
Having a double-glazed patio doors out the balcony to the front aspect, ceiling light point, storage cupboard, radiator,

### Bedroom Five 10' 10" x 7' 3" ( 3.30m x 2.21m )

Having a double-glazed window to the rear aspect, ceiling light point and radiator.

### Bedroom Six 8' 6" x 7' 3" ( 2.59m x 2.21m )

Having a double-glazed window to the front aspect, ceiling light point and radiator.





To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: C**

Property Ref: BEA311612 - 0003

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