



**Connells**

Rosehead Drive  
Harborne



## Property Description

A modern and stylish three bedroom semi-detached property in a popular location of Harborne. This town house is set over three storeys and offers a spacious feel throughout. Rosehead Drive is situated in a quiet cul-de-sac with off-road parking for several cars.

Accommodation comprises; entrance hallway, ground floor guest W.C, kitchen and living / dining room on the ground floor. To the first floor two bedrooms and family bathroom with the third bedroom and en-suite being situated on the second floor.

Rosehead Drive is local to Harborne schools, transport links into Birmingham City Centre and medical facilities such as the redeveloped Queens Elizabeth Hospital.

## Approach

Set in a cul-de-sac location behind a block paved driveway for several cars and benefits from side access and an electric car charging point.

## Entrance Hallway

A welcoming hallway with panelled radiator, feature ceiling spotlights, stairs rising to the first floor and doors onto;

## Ground Floor Guest W.C

Low flush W.C, wash hand basin with storage beneath, heated towel rail, feature ceiling spotlights and double glazed window to front elevation.

## Kitchen

13' 2" x 6' 3" ( 4.01m x 1.91m )

Matching wall and base units with sink and drainer, integrated electric oven with gas hob, extractor hood, plumbing point, wall mounted boiler, feature ceiling spotlights, panelled radiator and double glazed window to front elevation.

## Lounge/dining Room

17' 10" into French doors x 13' 5" ( 5.44m into French doors x 4.09m )

Spacious lounge and dining room with feature ceiling spotlights, two panelled radiators, storage cupboard under the stairs and large double glazed French doors which overlook the landscaped garden.

## First Floor Landing

Airing cupboard housing the water tank with a ceiling light point inside, panelled radiator, ceiling light point and doors onto;

## Bedroom Two

11' 6" to wardrobe x 9' 9" max ( 3.51m to wardrobe x 2.97m max )

Double glazed window to rear elevation with a Juliet balcony, fitted wardrobes, ceiling light point and panelled radiator.

## Bedroom Three

## First floor bathroom

P-shape bath, low flush W.C, wash hand basin, heated towel rail, partially tiled walls, extractor fan and feature ceiling spotlights.

## Second Landing

Ceiling light point and door onto;

## Bedroom One

25' 8" x 9' 6" ( 7.82m x 2.90m )

\* some restricted head height \*

Double glazed window to front elevation, built in cupboards, two panelled radiators, loft access, ceiling light point, double glazed skylight window and door onto;

## En-Suite

Shower cubicle, low flush W.C, wash hand basin, heated towel rail, partially tiled walls, feature ceiling spotlights, extractor fan and double glazed skylight window.

## Rear Garden

Paved patio area with a step up to the area of lawn with flower beds either side.

## Schools

Local to Baskerville School, Harborne Primary Annex, Harborne Primary School and the Blue Coat School.

## Medical

The redeveloped Queen Elizabeth Hospital is within a short commute and provides state of the art medical facilities for the region. The BMI Edgbaston, The Priory Hospital as well as The Birmingham Children's Hospital are all within easy travelling distance.

## Transport Links

Rosehead Drive is surrounded by a number of transport links; it has good links to the national motorway network with the M5 junction 3 nearby.

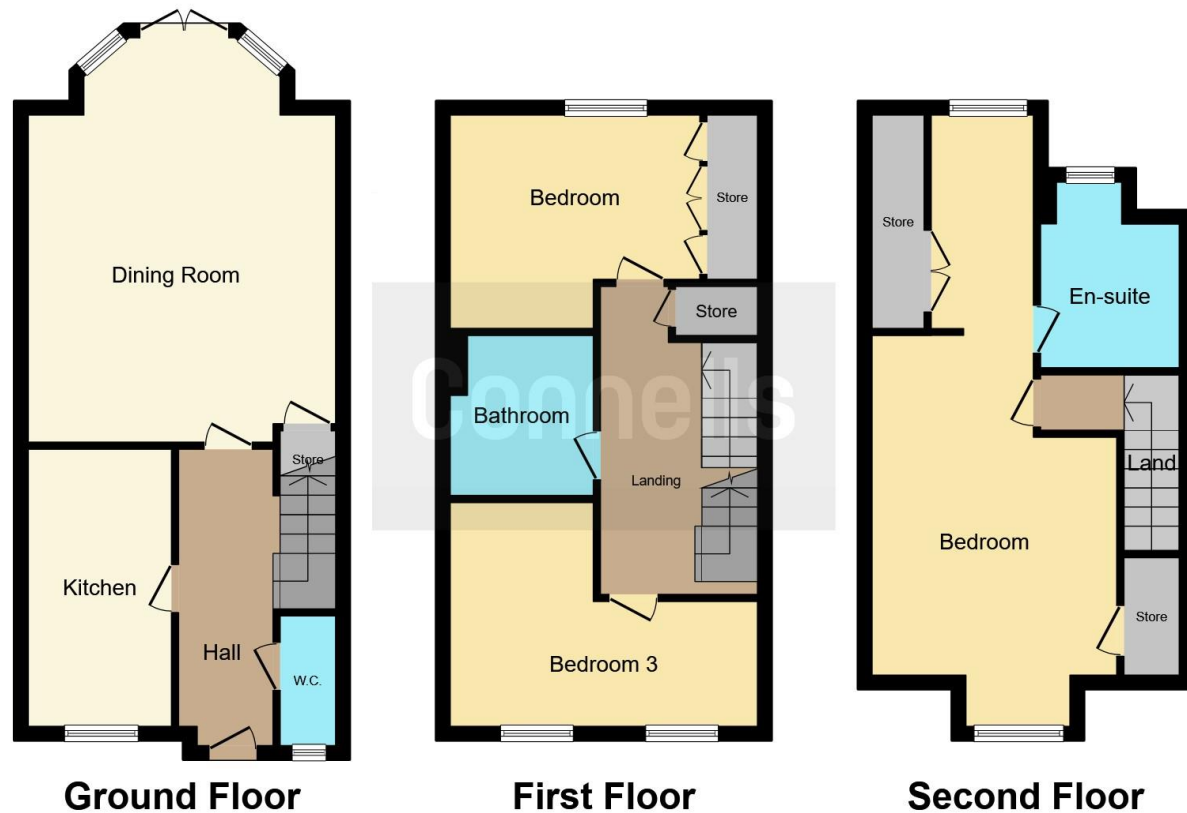
The Hagley Road offers easy access to Birmingham City Centre by either car or bus.

There are bus routes available which offer access to Birmingham City Centre, Harborne, Edgbaston and Halesowen.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO309125](http://connells.co.uk/Property/HBO309125)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HBO309125 - 0016