



Connells

Rollason Road  
Birmingham





### Property Description

An impressive, characterful & sympathetically restored five bedroom Victorian 3 storey semi-detached home. Located in a popular location close to main road & rail transport links. The property offers excellent family sized accommodation over 3 floors and has many retaining character features. The accommodation comprises an entrance vestibule and reception hallway with feature Minton tiled floor. There is an impressive refitted kitchen with central island having seating overhang & an open access into an excellent sized dining/family room which can be used as a flexible room. There is a utility room with a guest WC. To the end of the hallway there is an excellent sized family lounge with feature fireplace with French doors leading onto the rear patio area. On the first-floor landing there are two excellent sized bedrooms both with en-suite facilities and a third bedroom and a separate family bathroom. On the 2nd floor landing there is access to bedroom 4 & 5, one of which bedrooms has a en-suite shower room. Outside there is a good-sized driveway & access to a garage. The garage provides excellent storage space, there is also maturing landscaped rear gardens & a basement level storage room. Off of the hallway there is also a cellar.

### Canopied Porch

Being an impressive period style canopied porch with entrance door giving access into the porch area, stainless window light over. Internal single glazed door with feature stainless leaded light window giving access into the reception hallway. Having feature Minton tiled flooring, ceiling rose, & coving. Stairs lead to the 1st floor landing, radiator to wall, cupboard to wall housing the gas meter & electricity meter. Doors off to the family lounge, dining room & kitchen. Off the hallway

there are steps leading down to basement & door to internal cellar.

### Family Lounge

18' 10" plus the door recess x 13' 8" maximum (5.74m plus the door recess x 4.17m maximum) Being situated at the end of the hallway. Having single glazed french doors leading into the rear garden with single glazed windows to either side. Radiator to wall. Feature period style wooden fire surround with marble & tiled inset & hearth with open fire facility, feature wooden flooring. TV aerial point, ceiling rose, spotlights to ceiling, feature shelving.

### Dining Room

13' 1" x 15' 1" (3.99m x 4.60m) Having triple glazed walk-in window to the front with original stainless window lights over, radiator to wall, TV aerial point, wood effect tiled flooring, feature fire surround, decorative ceiling rose & open access to the impressive family dining/kitchen.

### Family Dining/Kitchen

18' 8" x 13' 5" maximum (5.69m x 4.09m maximum) Comprising an impressive and refitted open plan family living/kitchen room. Having fitted base units with work surfaces over and fitted matching wall units. Triple glazed sash window to the side as a walk-in bay window. Integrated dishwasher, integrated fridge, integrated freezer, 2 radiators to wall, feature island with marble work surfaces over. Built-in storage and having integral butlers sink with mixer tap over, cupboards under. Door off to pantry/cupboard providing excellent storage space, tiled flooring. Door gives access into the utility room.

**Utility Room** 9' 11" maximum x 9' 4" plus the door recess (3.02m maximum x 2.84m plus the door recess) Having fitted base units, space and plumbing for a washing machine,

stainless steel sink & drainer unit with mixer tap over. Radiator to wall, tiled effect wooden flooring. Wall mounted central heating boiler. Door gives access into the rear garden & door gives access into the guest WC.

### Guest WC

Having low level flush WC, wall mounted wash hand basin with cupboard under, wall mounted heated towel rail radiator & extractor fan.

### First Floor Landing

Having doors off to 3 of the bedrooms and the family bathroom.

### Bedroom One

14' x 13' 7" (4.27m x 4.14m) Having double glazed window to the rear, radiator to wall, feature fireplace with cast iron inset & hearth, coving to ceiling, wooden flooring & door gives access into an en-suite bathroom.

### En-Suite Bathroom

Having free standing claw foot bath with central mixer tap, separate shower cubicle with rainfall & hand-held shower facility, wash hand basin, high level flush WC, 2 wall light fittings, wall mounted heated towel rail radiator, 2 skylight windows to the ceiling & double-glazed window to the side.

### Bedroom Two

15' 8" maximum x 13' 1" (4.78m maximum x 3.99m) Having 2 triple glazed windows to the front, built-in double wardrobes with built-in cupboard over. Windows with stained glass window light over the triple glazed windows and built-in dresser unit & door gives access into the en-suite shower room

### En-Suite Shower Room

Having shower cubicle, high level flush WC, wall mounted wash hand basin, tiled flooring, spotlights to ceiling.

### Bedroom Three

12' 9" x 10' 10" (3.89m x 3.30m) Having triple glazed window to the side, radiator to wall & built-in double wardrobes

### Family Shower Room

Being on the 1st floor landing & being a family shower room. Having triple glazed window to the side, low level flush WC, walk-in shower

cubicle, pedestal wash hand basin, extractor fan to wall, part tiling to walls & floor tiling, wall mounted heated towel rail radiator.

### Second Floor Landing

Having skylight window to the ceiling, loft access, radiator wall, built-in storage cupboard and doors off to bedrooms 4 & 5.

### Bedroom Four

18' 7" maximum x 10' 10" (5.66m maximum x 3.30m) Having triple glazed window, radiator to wall, built-in wardrobes & feature fireplace with wooden fire surround.

### Bedroom Five

17' 10" x 13' (5.44m x 3.96m) Having triple glazed window to the front, radiator to wall, TV aerial point & door gives into an en-suite shower room.

### En-Suite Shower Room

Having shower cubicle, low level flush WC, extractor fan to wall & pedestal wash hand basin.

### Outside Front

Having an excellent sized front garden providing ample off-road parking. Having various plants, trees & shrubs & pathway leading to the front of the property. Access to the side garage.

### Side Garage

14' 2" x 13' (4.32m x 3.96m) Having double doors opening onto the driveway. Being an excellent sized storage garage.

### Basement/Storage Cupboard

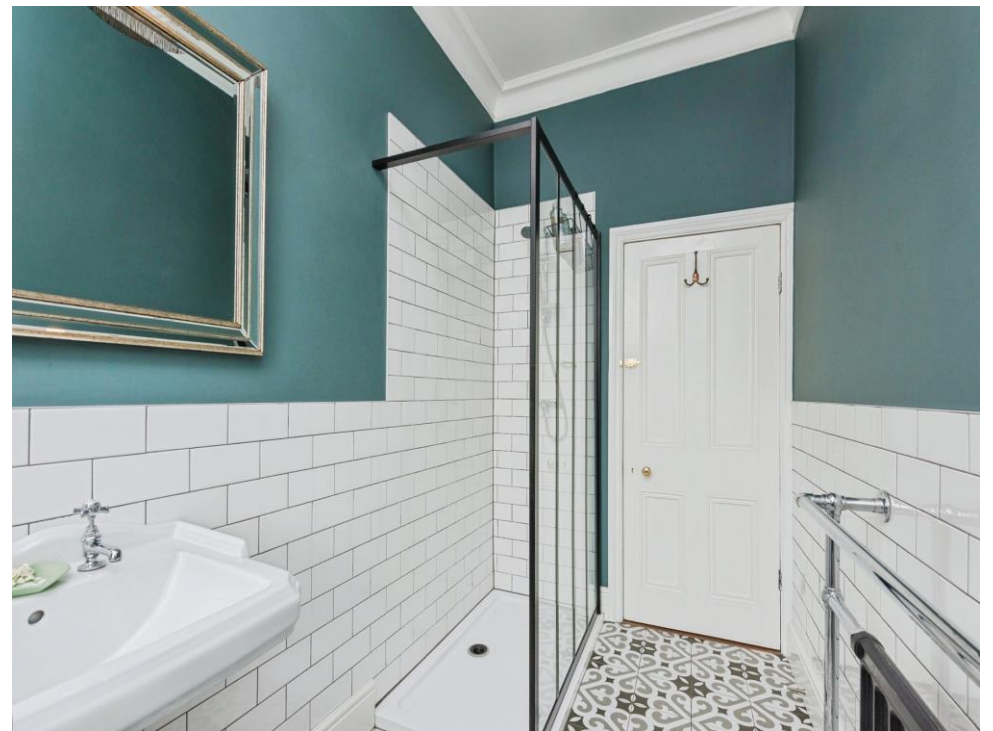
There is a basement/storage cupboard which is accessed from outside of the property from the rear garden. It has excellent storage space and staircase leading up to mezzanine area which provides further storage space. Having radiator to wall, electric power point & houses the gas meter.

### Rear Garden

Being an excellent sized characterful & landscaped rear garden. Having large patio area providing excellent entertaining space & outside seating. Pathway leading to the garden area, established gardens with garden laid to lawn & various mature plants & trees.















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Tenure: Freehold

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