



**Rosedale Lonsdale Road, Birmingham B17 9RA**

**welcome to**

## **Rosedale Lonsdale Road, Birmingham**

**\*\* NEW PRICE \*\* BOOK A VIEWING NOW \*\* READY TO MOVE INTO!!\*\***

**\*\*\*Rosedale is a Boutique Luxury Development of Three Beautifully Designed 4 - Bedroom Houses Blending the Original Features of a Traditional Victorian Property with Modern Design & Specifications. Off Road Parking. Call NOW\*\*\***

### **About This Home**

Plot 2- 1560 sqft

A stunning 4 bedroom town house blending the original features of a traditional Victorian property with modern design & specification. this home benefits from two off road parking spaces

### **Specification**

#### **External**

- "Sash windows
- "Lead bay canopy's
- "Victorian brick detailing
- "Timber front entrance doors
- "Traditional slate roof with dormer windows
- "Herringbone footpaths & driveways
- "Crittall style windows
- "Landscaped rear gardens
- "Cast iron guttering & downpipes

#### **Internal**

- "Style and space plan by Cream & Black
- "Herringbone hallway
- "Victorian cornice detailing
- "Central rose details
- "Period styles w/c
- "Period staircase
- "Feature faceplates
- "Bespoke kitchens & Utility by Kensington Kitchens
- "Air source heat pumps
- "UFH to ground floor areas
- "Multiple bathrooms
- "Heatmeiser Smart control heating system

#### **Bathroom**

Bespoke bathrooms comprising, Cross water Mpro, Hansgrohe, & Duravit sanitaryware.

#### **Optional Extras**

Carpet option if required.  
Fitted window shutters.  
Built in joinery options.

#### **Please Note**

The information in the brochure is for guidance only. Illustrations, photography and floor plans are indicative only and internal, external finishes and specifications to individual properties may vary. Although extreme care has been taken to ensure that this information is correct, the contents of this brochure do not constitute a contract, part of a contract or warranty

#### **Predicted Epc Rating B**







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## Rosedale Lonsdale Road, Birmingham

- NEW PRICE \*\* READY TO MOVE INTO
- Approx. 1560sq.ft of living area
- Four Double Bedrooms
- Two family bathrooms plus En-Suite to the master bedroom
- Underfloor Heating to the ground floor

Tenure: Freehold EPC Rating: Exempt

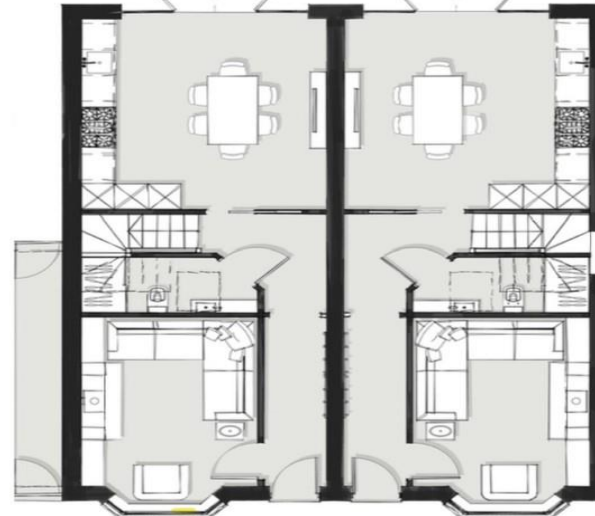
offers in excess of

**£650,000**

cb.  
cream&black  
INTERIOR DESIGN

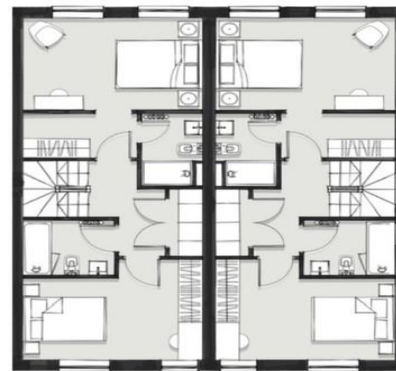
Plot 2

Plot 3



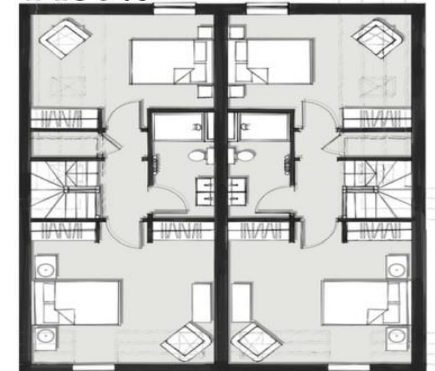
Plot 2

Plot 3



Plot 2

Plot 3



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Property Ref:  
HBN111038 - 0012

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**0121 427 3264**



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



**shipways.co.uk**