



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 1- 1872 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





view this property online shipways.co.uk/Property/HBN111461



welcome to

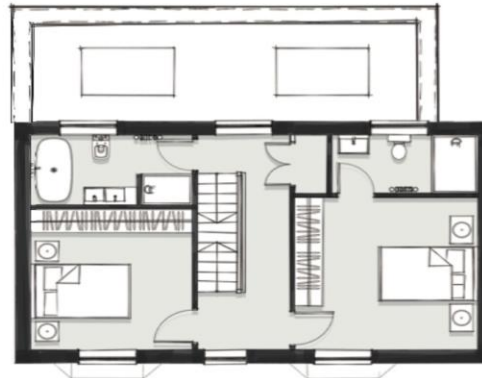
Rosedale Lonsdale Road, Birmingham

- NEW PRICE** READY TO MOVE INTO
- Approx 1872 sqft of Living Area
- Four Double Bedrooms
- Family Bathroom & Three En- Suite's
- Bespoke Kitchens & Utility by Kensington Kitchens

Tenure: Freehold EPC Rating: Exempt

£850,000

cb.
cream&black
INTERIOR DESIGN



view this property online shipways.co.uk/Property/HBN111461



Property Ref:
HBN111461 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

shipways



0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk