



Roebuck Road, Birmingham B16 0QG

welcome to

Roebuck Road, Birmingham

**** WELL-PRESENTED FOUR BEDROOM TOWN HOUSE ** TWO RECEPTION ROOMS ** FITTED KITCHEN DINER ** CLOAKROOM ** FAMILY BATHROOM ** ENSUITE TO MASTER BEDROOM ** SECURE REAR GARDEN ** GARAGE AND DRIVEWAY ** IDEAL FAMILY HOME ** NO ONWARD CHAIN ** COMMUTABLE DISTANCE TO BIRMINGHAM CITY CENTRE ****

Agent Note

This property is council tax band E.

The whole house is CCTV fully covered all around.

Security grids have been installed to the front window and the door leading to the rear garden on the ground floor.

Potential extension to the rear garden .

Description

This immaculately presented four bedroom, three storey semi-detached property is in the popular location of Edgbaston and provides excellent family accommodation. The property itself is a short commute to the Birmingham city centre or nearby City Road, commutable distance to The New Metropolitan Super Hospital, Queen Elizabeth Hospital and Birmingham University. The property benefit's from the facilities of Edgbaston and Harborne, with Bearwood high street a short commute for King Edward VI Handsworth grammar school, King Edwards boys and girls private school and Edgbaston High school for girls, as well as Blue Coat private primary school. Big Spring Hill Tesco, Asda, Morrison, Lidl, Aldi and Sainsbury's are all around.

The property comprises in more detail: Entrance hallway, dining room, cloakroom, Fitted kitchen diner with patios doors to the rear garden. Stairs from the first floor accommodation leads to the lounge, two bedrooms and a family bathroom. Stairs from the first floor landing to the second floor accommodation leads to a further two double bedrooms, master with ensuite. The property has a well maintained secure rear garden.

The property benefits from having a driveway and garage providing off road parking.

This truly is a fantastic property both in its location, and the accommodation on offer. Viewing This Property is Highly Recommended.

Entrance Hall

Door to front and central heating radiator.

Dowstairs W/C

W.C., wash hand basin, part tiled walls to splash prone areas, central heating radiator and extractor fan.

Dining Room

12' 3" x 8' 9" (3.73m x 2.67m)

Double glazed window to front, coving to ceiling and central heating radiator.

Kitchen

16' 9" max 7' 10" min x 14' max 8' 03" min (5.11m max 7' 10" min x 4.27m max 8' 03" min)

Fitted kitchen with wall and base units, work surfaces over, one and a half bowl, stainless steel sink and drainer unit, electric oven, gas hob, cooker hood, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, cupboard housing central heating boiler, central heating radiator, space for dryer, under stairs cupboard, spot lights, tiled floor and patio doors to garden

First Floor Landing

Access to two bedrooms, access to lounge, access to bathroom and central heating radiator.

Lounge

14' 11" x 12' 4" max 10' 01 min (4.55m x 3.76m max 10' 01 min)

Double glazed window to front, coving to ceiling and two central heating radiators.

Bedroom Three

9' 8" x 7' 7" (2.95m x 2.31m)

Double glazed window to rear and central heating





radiator.

Bedroom Four

9' 8" x 6' 11" into recess (2.95m x 2.11m into recess)
Double glazed window to rear and central heating radiator.

Bathroom

Double glazed window to side, central heating radiator, shower over bath with mixer taps, wash hand basin, extractor fan, W.C., part tiled walls to splash prone areas and spot lights.

Second Floor Landing

Access to bedrooms, master with ensuite, loft access and storage cupboard housing water tank.

Bedroom One

12' 9" to wardrobe front x 10' 1" (3.89m to wardrobe front x 3.07m)
Double glazed window to front, built in wardrobes, central heating radiator and patio doors to balcony.

Ensuite

Double glazed window to side, shower cubicle, wash hand basin, extractor fan, W.C., shaver point, part tiled walls to splash prone areas, central heating radiator and spot lights.

Bedroom Two

14' 11" x 9' 9" (4.55m x 2.97m)
Double glazed window to rear and central heating radiator.

Outside Front Garden

Mature front garden with driveway and access to garage.

Rear Garden

Paved patio area with lawn beyond, gate to side, wall and fence surround.

Garage

Up and over doors, light point and power point.



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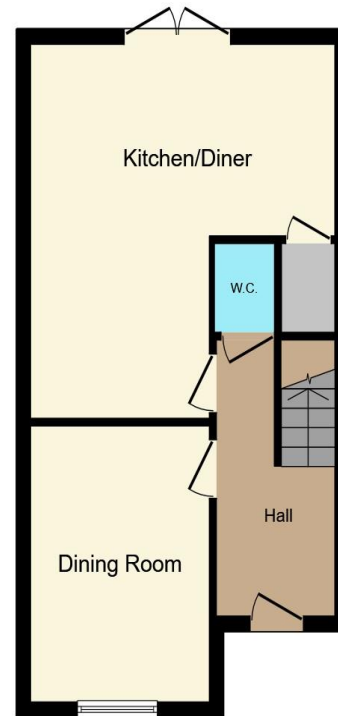
welcome to

Roebuck Road, Birmingham

- Well-presented four bedroom semi-detached.
- Lounge and dining room.
- Fitted kitchen.
- Cloakroom & family bathroom.
- En-suite to master bedroom.

Tenure: Freehold EPC Rating: C
Council Tax Band: E

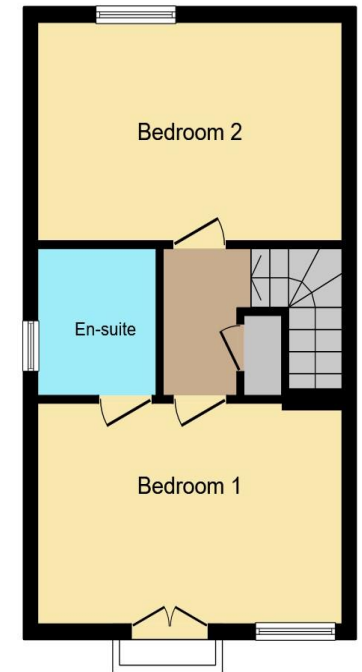
£400,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HBN110752 - 0003

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0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk