



Rotton Park Street
Birmingham B16 0AE

for sale offers in the region of
£440,000



Property Description

Port Loop Community: Situated in a vibrant community & offers easy access to local amenities, parks, shops, and cultural attractions. Nestled between Birmingham Canal Old Line and the Birmingham Canal, Port Loop is just a 15-minute walk from Birmingham city centre. Its island location was once the industrial heart of the city, so the tow paths that served it provide superb, direct routes to the city centre. You can go by foot or jump on a bike. This is more than just a home; it's a lifestyle that values sustainability and neighbourly connections.

Certificates

EPC, EIC & Checkmate Warranty certificates available.

Hallway

Lounge / Kitchen

15' 4" Max x 22' 4" Max (4.67m Max x 6.81m Max)

Bedroom 1 / Study

19' 10" x 10' 7" (6.05m x 3.23m)

Located on the ground floor.

Bedroom 2

15' 4" x 10' 7" (4.67m x 3.23m)

Bedroom 3

15' 4" x 12' 6" max (4.67m x 3.81m max)

Bathroom

Bedroom 4 With Ensuite

15' 5" x 12' 4" (4.70m x 3.76m)

Bedroom 5 With Ensuite

15' 5" max x 12' 6" max (4.70m max x 3.81m max)

Gardens

Private gated area to enclosed driveway for parking and garden area.

Estate Charges

£0 Ground Rent.
£350 Aprox per year.

Agents Note - Furniture

Furniture included within purchase price - should the offer be reasonable. Ask agent for more information.





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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EPC Rating: B

view this property online connells.co.uk/Property/DIG111661



Tenure: Freehold



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.

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