

for sale

offers in the region of **£445,000**



Rowton Lane Birmingham B5 7FH

Modern Four-bedroom town house located in B5 central in the heart of Birmingham City Centre, Conservatory and Driveway, close proximity to City Centre attractions.

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Front Of Property

Door to the front with plants and shrubs.

Entrance Hall

Having carpet flooring, storage and radiator.

Ground Floor W.C

W.c, wash hand basin, radiator and laminate flooring.

Open Plan Lounge/Kitchen

20' max x 12' 11" (6.10m max x 3.94m)

Open plan living with fitted kitchen comprising of wall and base units, work surfaces over, sink and drainer, oven & hob with extractor fan overhead, part laminate/carpet flooring, radiator, double glazed windows.

Dining Room

8' 11" x 6' 1" (2.72m x 1.85m)

Having carpet flooring, radiator and double glazed window.

Conservatory

9' 9" x 8' 9" (2.97m x 2.67m)

Laminate flooring, radiator and doors opening into rear garden.

Landing

Stairs rising from ground floor, carpet flooring, radiator and doors off to:

Bedroom One

12' 11" x 9' 11" (3.94m x 3.02m)

Having carpet flooring, radiator and double glazed window.

En Suite

Shower cubicle, wash hand basin, w.c, radiator and laminate flooring.

Bedroom Two

12' 10" x 11' 10" max (3.91m x 3.61m max)

Having carpet flooring, radiator and double glazed window.

Bedroom Three

12' 11" x 10' 6" max (3.94m x 3.20m max)



Having carpet flooring, radiator and double glazed window.

Bedroom Four

12' 11" max x 7' 3" plus recess (3.94m max x 2.21m plus recess)

Having carpet flooring, radiator, storage and double glazed window.

Third Floor Landing

Carpet flooring, radiator and loft access.

Family Bathroom

Suite comprising of bath with shower overhead, shower screen, wash hand basin, w.c, radiator, lino flooring, double glazed window.

Rear Garden

Decked patio with rear access.

Study

Carpet flooring, double glazed window and radiator.

Parking

One parking space included, plus visitor parking available.







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: DIG112856 - 0009

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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