

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Rotherfield Road, Birmingham | £255,000

* END OF TERRACE HOUSE * THREE GENEROUS BEDROOMS * SPACIOUS FAMILY HOME * DRIVEWAY *

SO MUCH LIVING SPACE!! THIS LARGER STYLE PROPERTY IS PERFECT FOR ANY GROWING FAMILY....ALONG WITH A GREAT SIZE REAR GARDEN!

This DECEPTIVELY SPACIOUS, end of terrace house is accessed via a DRIVEWAY providing parking for multiple vehicles and leading to a double glazed, entrance door, the accommodation comprises:- hallway, lounge, FAMILY KITCHEN & DINING ROOM, CONSERVATORY, lobby, separate W.C and FAMILY REAR GARDEN on the ground floor with THREE GENEROUS BEDROOMS and bathroom to the first floor. The property benefits from central heating and double glazing both where specified CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating D

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Approach

The property is accessed via a dropped kerb and wrought iron gates and leading to:-

Driveway

A block paved driveway with brick wall to the front and timber fencing to the side, providing parking for multiple vehicles with additional parking to the side of the property and leading to a double glazed entrance door.

Entrance Hallway

Stairs to first floor, landing. Radiator. Storage cupboard. Doors giving access to ground floor accommodation:-

Lounge

14'5" x 11'8" (4.39m x 3.56m)

Double glazed window to the front. Radiator. Feature fireplace with a log burner fire.

Kitchen/Dining Room

20'7" maximum x 9'2" (6.27m maximum x 2.79m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include an electric hob with separate double oven and extractor over. Radiator. Plumbing for a washing machine. Tiled flooring. Part tiling to the walls.

Double glazed window and door to the rear leading into the rear lobby. Additional double glazed, sliding doors to the rear.

Conservatory

14'0" x 9'9" (4.27m x 2.97m)

Double glazed windows to the rear and side. Tiling to the floor area. Double glazed french doors to the rear allowing access to the garden.

Rear Lobby

Double glazed door to the side allowing additional access to the conservatory. Part tiling to the walls and tiled flooring. Further door to the rear leading into a separate WC.

Separate W C

A low-level WC. Tiling to the walls and flooring. Obscure double glazed window to the rear.

FIRST FLOOR

Landing

Ceiling loft hatch. Storage cupboard. Doors giving access to the first floor accommodation:-

Bedroom One

12'6" x 11'3" (3.81m x 3.43m)

Double glazed windows to the front and radiator. Fitted wardrobes and storage units.

Bedroom Two

12'5" x 7'11" (3.78m x 2.41m)

Double glazed window to the rear and radiator. Storage area.

Bedroom Three

8'1" x 7'10" (2.46m x 2.39m)

Double glazed window to the front and radiator. Storage cupboard.

Family Bathroom

Suite comprises of a corner bath unit with a boiler fed shower over, pedestal wash basin and low flush WC. Heated towel rail. Part tiling to the walls. Obscure double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fence perimeter with a side gate giving access to/from the front of the property. The rear garden has block paved patio areas with artificial lawn. Wooden bar area and gazebo. Raised border beds and mature shrubbery. Additional metal storage unit. Outside tap point.

Ground Floor

- Living Room: 11'11" x 14'4" (3.64 x 4.39 m)
- Kitchen/Dining Room: 12'9" x 20'7" (3.90 x 6.29 m)
- Conservatory: 2'10" x 14'1" (3.01 x 4.32 m)
- Hallway: 8'1" x 9'7" (2.48 x 2.91 m)
- WC: 5'0" x 6'11" (1.53 x 2.12 m)
- Rear Lobby: 8'12" x 6'11" (2.51 x 2.11 m)

Floor 1

- Bedroom: 11'4" x 12'5" (3.48 x 3.80 m)
- Bedroom: 7'11" x 12'4" (2.42 x 3.78 m)
- Bedroom: 8'1" x 7'5" (2.49 x 2.38 m)
- Bathroom: 4'11" x 7'10" (1.53 x 2.40 m)
- Landing: 7'8" x 5'6" (2.38 x 1.68 m)

Approximate total area*
1029.75 sq ft / 95.67 sq m

Reduced bedroom
7.65 sq ft / 0.73 sq m

* (1) Excluding balconies and terraces.
(2) Reduced bedroom - (Beds: 1 (max: 6.00))

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for information purposes only.

GRAFFES 360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	63	76	
			76
			63
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC