



## 12 Rose Road, Birmingham, B17 9LJ

**Asking Price £525,000**

No Chain!

Hadleigh Estates are pleased to present this beautiful three bedroom end terraced home located on the popular Rose Road, Harborne.

This property has been thoughtfully updated throughout boasting modern interiors and a sleek design whilst still including beautiful original features. This impressive property comprises of; Entrance hall, living room, dining room, kitchen, W.C. Three bedrooms one of which includes an en-suite, family bathroom and garden with newly fitted decking with bespoke seating area.

ROSE ROAD is situated in the heart of Harborne Village within very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. The property is positioned perfectly for outstanding schools most notably Harborne Primary, Chad Vale Primary School and the Blue Coat School, whilst Medical professionals and academics will love the proximity to Queen Elizabeth Medical Complex and The University of Birmingham. For those who rely on the motorway network they have the options of the M6, M40 and M42 via M5 around four miles away. Other fantastic points of interest within the local area include Birmingham Botanical Gardens and Edgbaston Priory Club. With the NIA, Symphony Hall and theatres in Birmingham City Centre also easily accessible.

## Entrance Hall



Brand new tiled flooring, newly panelled walls, two ceiling light points, radiator and doors leading to; Living room, dining room, kitchen, W.C and garden.

## Living Room



Oak wood flooring, original stained glass single glazed windows to front elevation with bespoke wooden shutters fitted, fitted shelving, radiator, ceiling light point and original working gas fire with feature surround.

## Dining Room



Oak wood flooring, radiator, ceiling light pendant, double glazed sash window to rear elevation, and original wood burner with original framing.

## Kitchen



Herringbone flooring, underfloor heating, ceiling spotlight points, ceiling light pendant, two double glazed windows to rear elevation, double glazed French door to rear elevation, skylight, gas oven with hob, integrated dishwasher, various cupboards for storage and bespoke breakfast bar.

## W.C



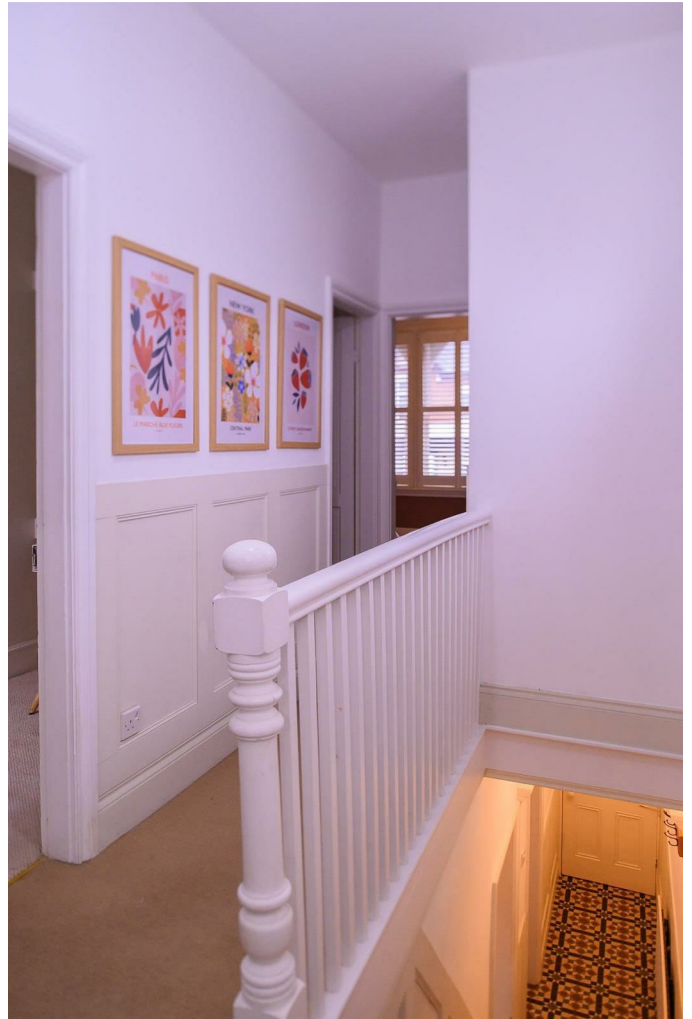
Herringbone flooring, low flush W.C, hand wash basin, radiator and ceiling light point.

## Garden



Newly fitted decking with bespoke seating area, summerhouse fitted with electric's and lighting, patio and stone path to rear, gated side access, fences and hedges to boundaries.

## First Floor Landing



Newly fitted carpet, ceiling light point, original circular single glazed window to side elevation, newly panelled walls and doors leading to; Family bathroom, master bedroom and second bedroom.

## Master Bedroom



Newly fitted carpet, double glazed window to front elevation with bespoke wooden shutters, original working fire with feature surround, radiator, ceiling light point, storage cupboard and door leading to En-suite.

## En-Suite



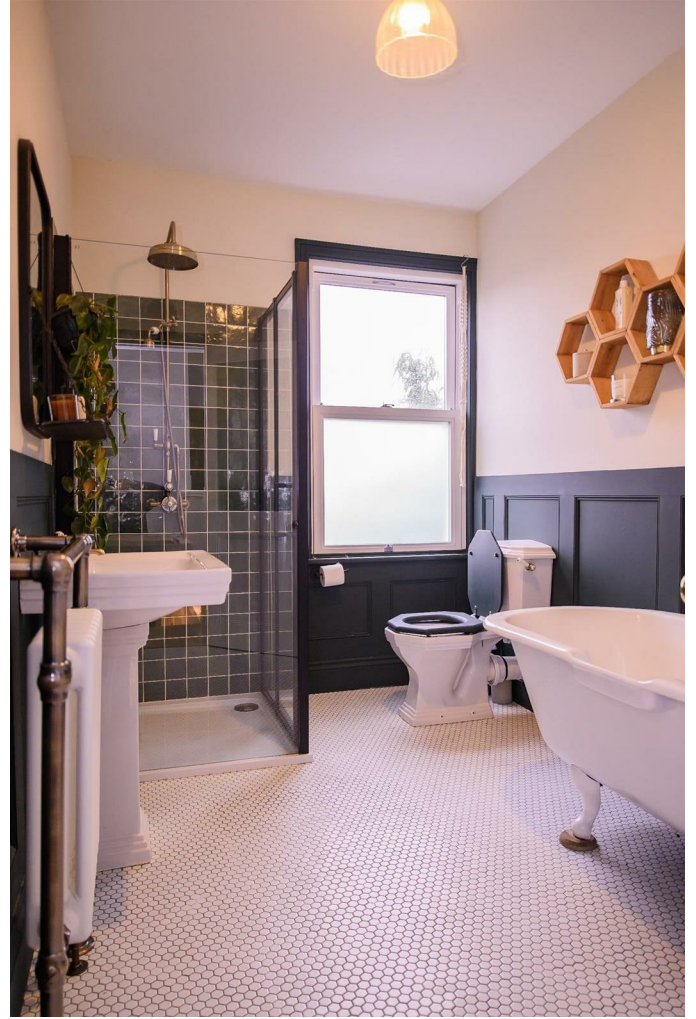
Newly tiled flooring, part tiled walls, ceiling spotlight points, heated towel rail, hand wash basin, and low flush W.C.

## Bedroom Two



Newly fitted carpet, double glazed sash window to rear elevation, re-insulated external walls, ceiling light point, radiator, fitted shelving and original working fire with feature surround.

## Family Bathroom



Tiled flooring, underfloor heating, ceiling light point, newly panelled wall, re-insulated external walls, double glazed obscure sash window to rear elevation, low flush W.C, hand wash basin, shower cubicle and freestanding cast iron bath.

## Hallway

Wooden flooring and original spiral staircase leading to; Bedroom Three

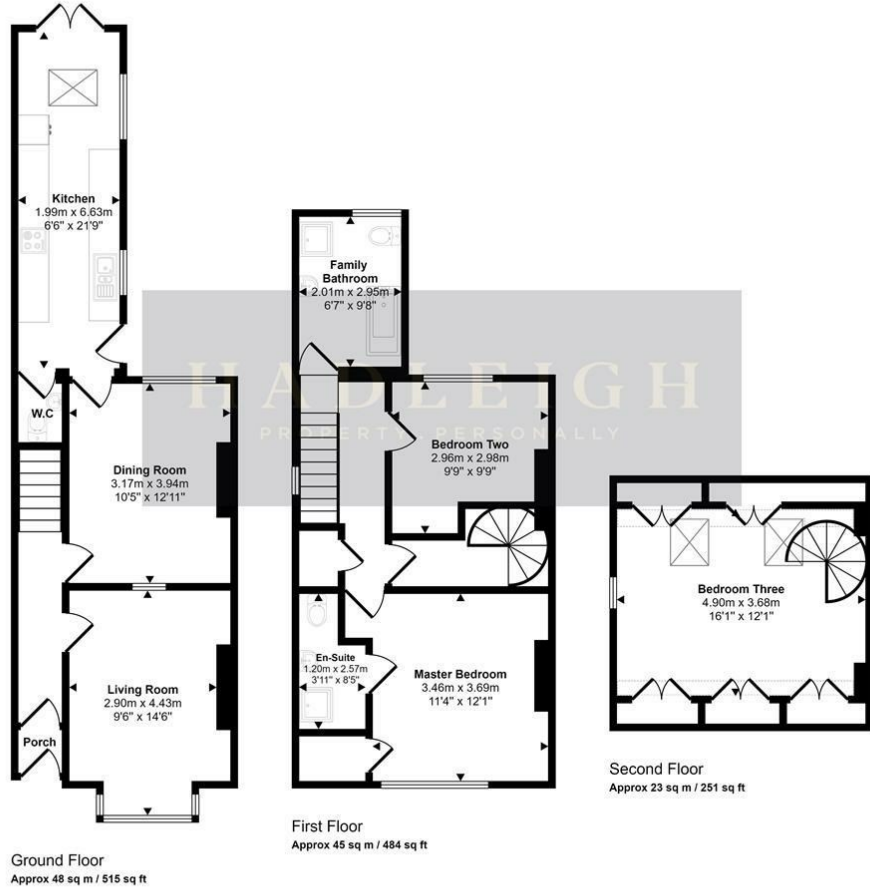
## Bedroom Three



Carpeted flooring, ceiling light points, radiator, two double glazed skylights, original circular window to rear elevation, radiator and fitted cupboards

# Floor Plan

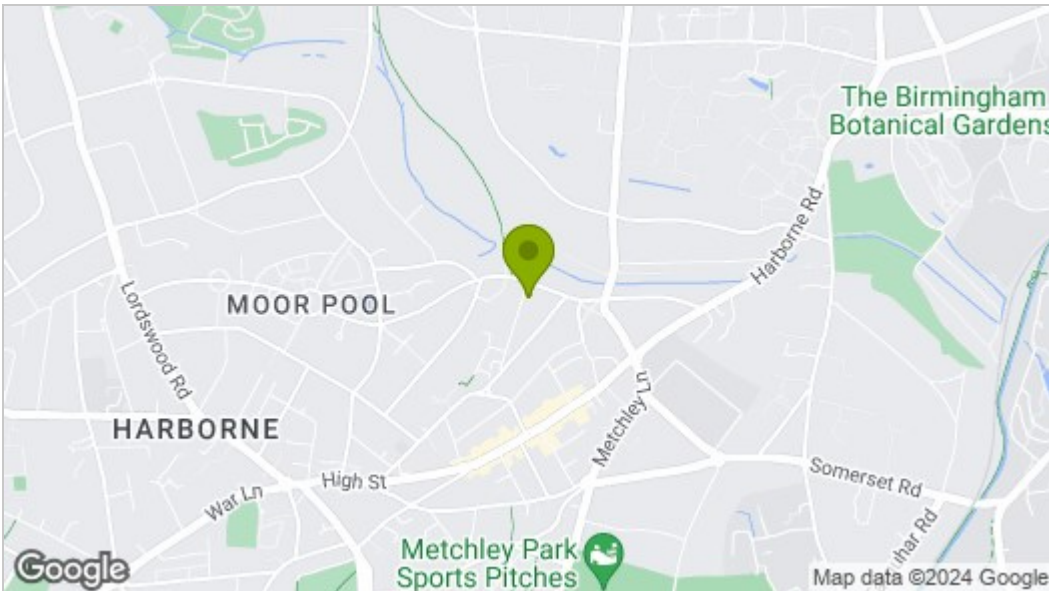
Approx Gross Internal Area  
116 sq m / 1249 sq ft



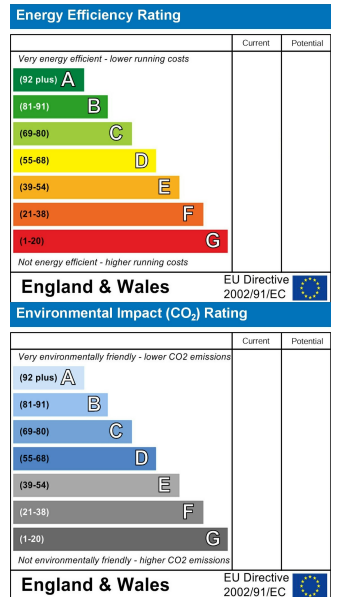
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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