



Flat 5 99 Rose Road, Birmingham, B17 9LW

Asking Price £550,000

Stunning three-bedroom terraced home located within the characterful Old Fire Station Development. This property boasts original features throughout its light spacious accommodation with the luxury of two allocated parking spaces.

Set in a private courtyard, this property is approached via a tended fore garden with mature shrubs and beautiful brick archway. To the ground floor is an open plan living / dining room with plenty of natural light flooding throughout, providing a perfect entertainment space. Following from the living / dining room is a recently refurbished kitchen which has a view over the private low-maintenance garden.

To the first floor of the property are two spacious double bedrooms one of which includes bespoke fitted wardrobes with sliding doors and a modern family bathroom with a freestanding bath and separate shower cubicle. Finally to the second floor there is another large double bedroom boasting high ceilings, natural light throughout and fitted wardrobes.

Council Tax Band - A
Tenure - Freehold
EPC - D

Location

The Old Fire Station development is located on Rose Road, one of the most popular roads in the sought after location of Harborne. Harborne High Street is readily accessible with its excellent shopping facilities restaurants and cafes including M&S Food Hall and Waitrose, whilst there is also easy access to Birmingham City Centre, Birmingham University and the Queen Elizabeth Hospital. Within walking distance of Harborne, Edgbaston Village is home to award winning Michelin star restaurant Simpsons and the gastro pub The Highfield as well as enjoyable canal walks that lead into the City Centre. Public transport is also easily accessible with a range of buses travelling in to the City Centre. The surrounding areas offer highly regarded schools, including Harborne Junior & Infant school and The Blue Coat school. Harborne also has many sporting facilities including Edgbaston & Harborne golf clubs, Edgbaston Priory & Edgbaston Archery & Lawn tennis club, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground and Birmingham Botanical Gardens.

Entrance Hall



Terrazzo flooring, ceiling light point, radiator and doors leading to; living / dining room.

Living / Dining Room



Parquet flooring, ceiling spotlight points, two ceiling

light pendants, two double glazed windows to front elevation with wooden shutters, two double glazed windows to rear elevation with wooden shutters, coal effect gas burner, fireplace with feature surround, two radiators and built in under stairs storage cupboard.

Kitchen



Tiled, with underfloor heating, double glazed door to garden, double glazed sash window to rear elevation, gas oven with hob, integrated appliances and ample storage.

First Floor Landing



Wood flooring with carpet overlay, two ceiling light pendants and doors leading to; bedroom one, bedroom two and the family bathroom.

Bathroom



Tiled, with underfloor heating, tiled walls, ceiling spotlight points, double glazed obscure sash window to rear elevation, hand wash basin, low flush W.C, shower cubicle and freestanding bath.

Bedroom One



Carpeted flooring, two double glazed windows to front elevation, ceiling light point and radiator.

Bedroom Two



Carpeted flooring, double glazed sash window to rear elevation, ceiling light point, fitted wardrobes with sliding mirrored doors, feature fireplace.

Bedroom Three



Wood flooring, double glazed window to front elevation, velux window to rear elevation, ceiling spotlight points, radiator and built in storage.

Garden



Maintained Lawn, Mature shrub beds, fences and hedges to boundaries.

Floor Plan

Approx Gross Internal Area
104 sq m / 1115 sq ft



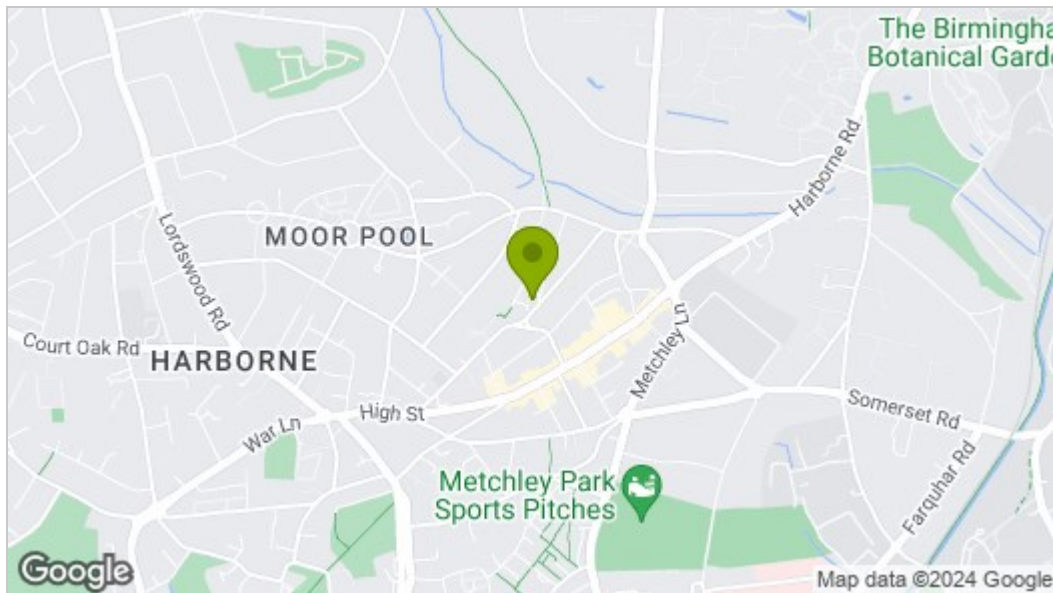
Ground Floor
Approx 39 sq m / 420 sq ft

First Floor
Approx 41 sq m / 441 sq ft

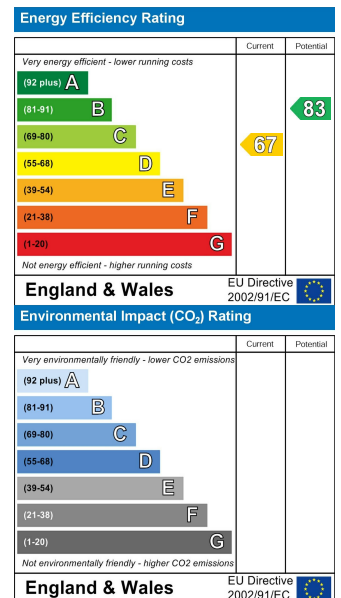
Denotes head height below 1.5m

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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