

HUNTERS[®]

HERE TO GET *you* THERE



Rotton Park Road

Edgbaston, Birmingham, B16 0LS

Offers In The Region Of £400,000



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Council Tax: C



211 Rotton Park Road

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Location

The property is situated in the heart of this popular neighbourhood in Edgbaston, providing excellent transport links directly in to Birmingham City Centre and various motorway links for the M5/M6 and M40. The property is also perfectly situated for access to both City Hospital and Queen Elizabeth Medical Complex, with a variety of local amenities in Edgbaston including quality restaurants and boutique independent shops. The local area provides an array of Primary, secondary and prep schools nearby such as Lordswood High school, George Dixon Academy and a number of private schooling options. The area is also well known for its leisure facilities that include Edgbaston Priory tennis club and golf club, along with Edgbaston cricket ground which offers fantastic sports entertainment.

Front and Approach

A driveway provides space for at least two cars and leads directly to the entrance, with iron gate boundary.

Entrance Hallway

A double glazed door leads into the entrance vestibule with a secondary hardwood door into the hallway, providing stairs to first floor, central heating radiator and doors into:

Through Lounge Dining Room

A large living space providing both dining and living space. with double glazed bay window to front elevation and double glazed patio doors out to rear courtyard, two central heating radiators and wall lights.

Breakfast Kitchen

With two double glazed window to side elevation, central heating radiator and space for a table and chairs, the kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, space for all freestanding kitchen appliances and door through to:

Utility Room

With a double glazed patio door out to rear courtyard, power and plumbing for washing machine, tumble dryer and additional kitchen appliances and access into:

Downstairs Shower Room

Fully tiled refitted shower room comprising low level WC, vanity sink unit, shower cubicle, chrome heated towel rail and extractor fan.

Landing

With central heating radiator, stairs to second floor and access into:

Bedroom One

With a double glazed window to front elevation and central heating radiator.

Bedroom Two

With a double glazed window to rear elevation and central heating radiator.

Bedroom Three

With a double glazed window to front elevation and central heating radiator.

Bathroom

A refitted fully tiled bathroom suite, comprising

low level WC, vanity sink unit, bath with chrome mixer taps and shower attachment, separate walk-in shower cubicle with rain-head, chrome heated towel rail and extractor fan.

Second Floor Landing

With Velux skylight and access into:

Bedroom Four

With a double glazed window to front elevation and central heating radiator.

Bedroom Five/Study Room

With a Velux skylight to rear elevation and central heating radiator.

Rear Courtyard

A well maintained tiered patio area across the entire rear of the property with secure gates providing additional secure parking.



Road Map



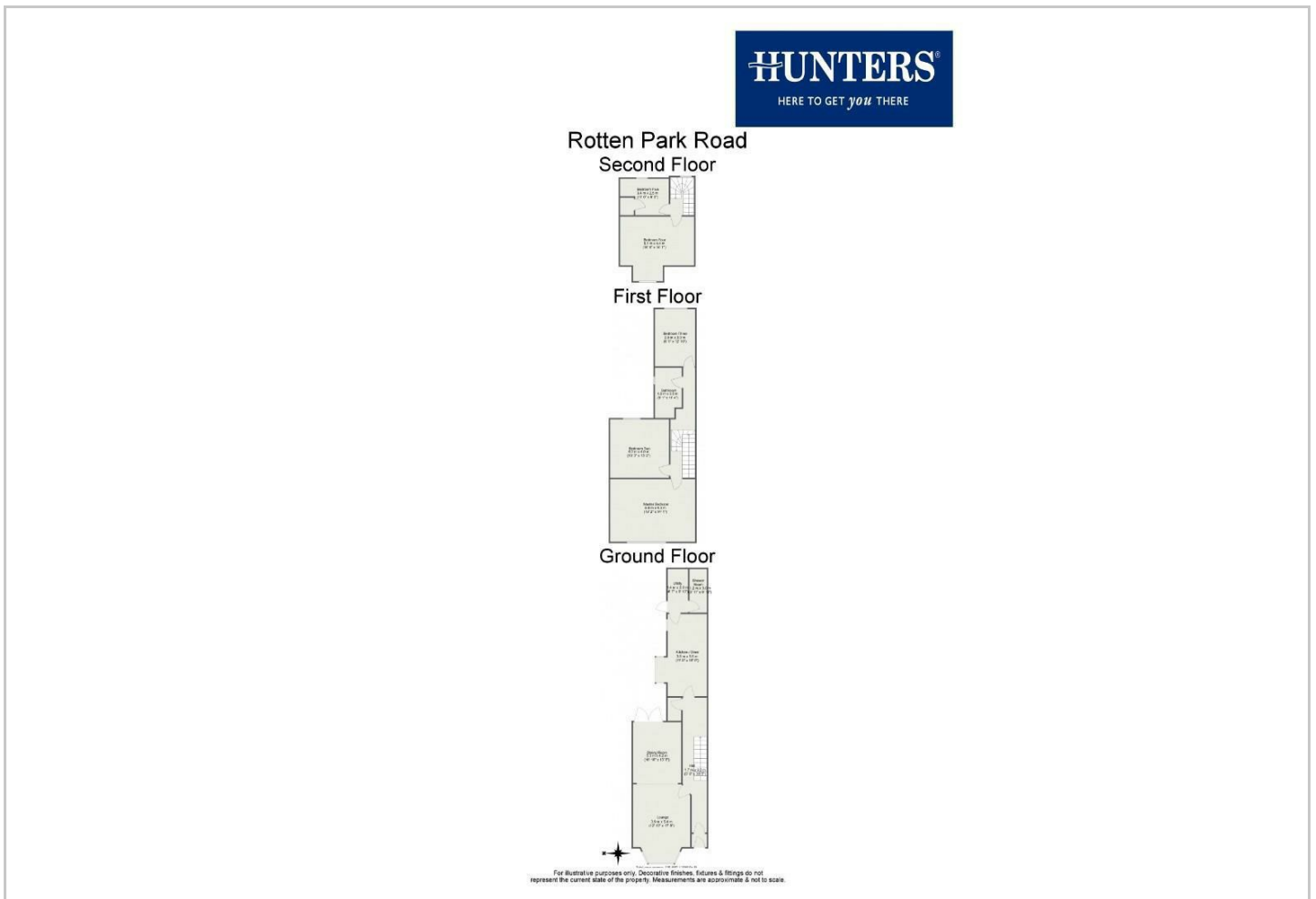
Hybrid Map



Terrain Map



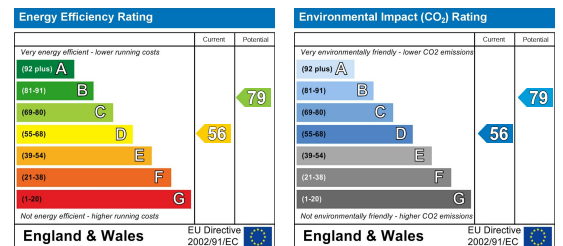
Floor Plan



Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.