



## Rose Road, Birmingham

- Superbly Presented Traditional Mid-Terraced Property
- Excellent Location Close to Harborne High Street
- Low Maintenance Rear Courtyard
- No Upward Chain
- Two Double Bedrooms
- Refitted Luxury Kitchen and Bathroom Fixtures
- Excellent Links to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - C

**Price £299,950**

**Tenure: Freehold**

**HUNTERS®**

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# Rose Road, Birmingham

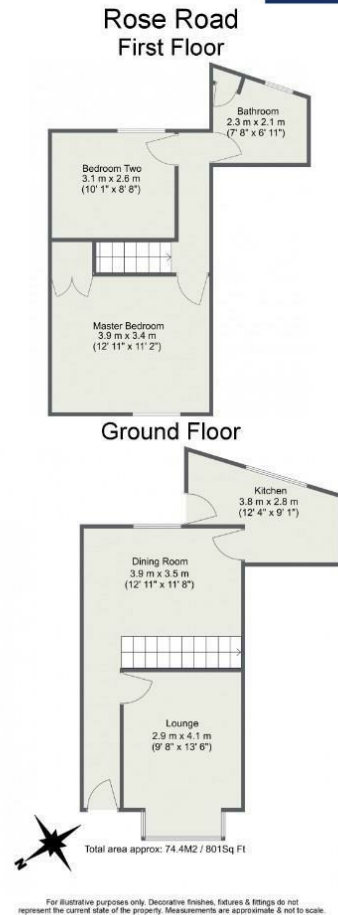
## DESCRIPTION

A superbly presented traditional mid-terraced property situated in this highly desirable location in the heart of Harborne Village. The property provides spacious internal living accommodation with a range of high specification fixtures and fittings throughout including an excellent kitchen breakfast room to the rear of the property. Ideal for both first time buyers or investment and being sold with No Upward Chain.

The property provides double glazing throughout and has gas central heating, set back from the road with a front courtyard, the property internally comprises entrance hallway, front and rear reception rooms and a spacious kitchen breakfast room completing the downstairs. The upstairs accommodation includes two very good sized double bedrooms both with built-in wardrobes and a family bathroom. The property is completed with a low maintenance rear courtyard with access onto Gordon Road.

The property is situated on this extremely popular residential street in the heart of Harborne Village. Located in very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. The property is also 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.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>88</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>70</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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

### 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.

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