



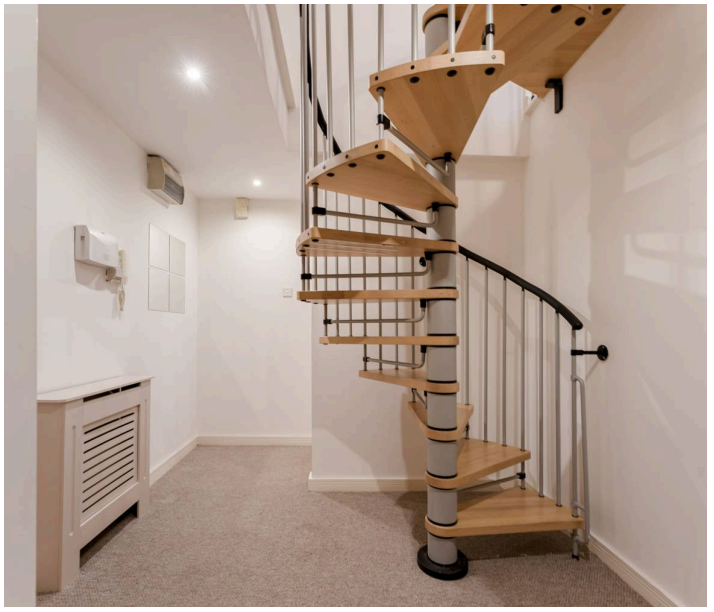


4 The Lodge, 2 Rotton Park Road

£199,950 Leasehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom duplex property for sale. Offered with no upward chain the property boasts move in ready accommodation, coming complete with an extended lease and two parking spaces. Situated on Rotton Park Road the property enjoys excellent transport links into Birmingham City Centre, nearby Harborne High Street and Edgbaston Village.

The property comprises of its own front door access, with spacious hallway and feature spiral staircase. Open plan lounge, diner and kitchen with house bathroom and bedroom. The top floor offers a spacious master bedroom and mo te.



Hallway
Benefitting from private front door access, and carpeted stairs leading up to the main hallway. The hallway gives access to the lounge diner, kitchen, bathroom and second bedroom, along with beneficial airing cupboard and feature spiral staircase to the top floor.

Lounge Diner
With generous living accommodation the lounge diner allows ample space for dining and living room furniture. With two double glazed windows to the front elevation allowing light to flood the room, electric heaters, carpeted flooring and ceiling spotlights. The lounge benefits from being open plan with the kitchen.



Kitchen
Modern fitted kitchen with a range of base and wall units, partially tiled splashbacks and fitted oven with extractor over. Integrated dishwasher, fridge freezer and plumbing for washing machine. Stainless steel sink and drainer unit, ceiling spotlights.





Bedroom Two
Double bedroom with double glazed windows to the front elevation, large sliding door wardrobes, ceiling light point, carpeted flooring and electric heater.



Bathroom
The modern house bathroom conveniently offers a fitted bath and shower over, with partially tiled walls, low level flush WC and hand wash basin. Towel radiator, extractor fan and ceiling spotlights.

Landing
The landing area leads to the master bedroom, however offers ample space for storage or making for a great desk area.





Master Bedroom
Extensive master bedroom, boasting own en-suite, two Velux skylights and fitted wardrobes. Offering excellent living accommodation, carpeted flooring and ceiling light point.

En-suite
Modern en-suite comprising fitted shower cubicle, low level flush WC and hand wash basin. Ceiling spotlights and extractor fan.





Council Tax band: C

Tenure: Leasehold

Years remaining: 965

Service Charge PA: £1,017

Ground Rent PA: £10

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D







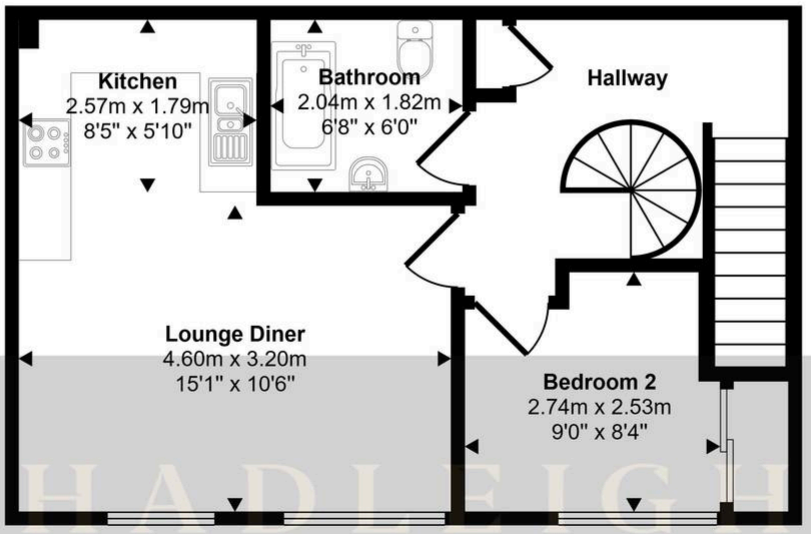
- Two bedroom duplex apartment
- No upward chain
- Extended lease
- Two allocated parking spaces
- Open-plan lounge, diner & kitchen
- Feature spiral staircase





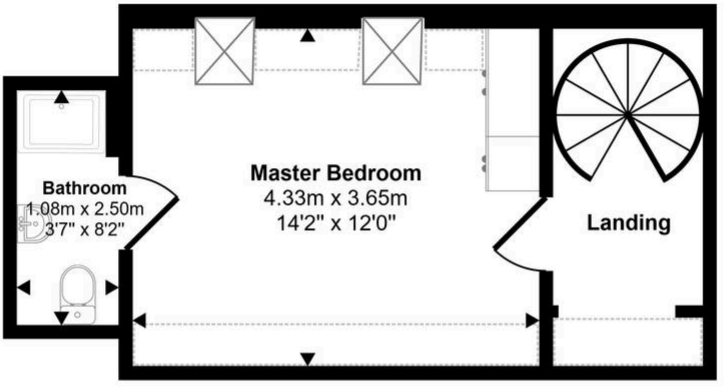


Approx Gross Internal Area
70 sq m / 750 sq ft



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First Floor
Approx 44 sq m / 470 sq ft



Second Floor
Approx 26 sq m / 280 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.