

for sale

offers in the region of **£420,000**



Rotton Park Street Birmingham B16 0AE

MODERN, SPACIOUS & VERSATILE PROPERTY NESTLED AWAY IN A PRIVATE ESTATE - The ideal family home within Birmingham City Centre OFFERING NO UPWARD CHAIN. Having gated driveway & balconies, viewings are highly recommended to appreciate the pure size of accommodation on offer!

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Hallway

Lounge/Kitchen

15' 4" Max x 22' 4" Max (4.67m Max x 6.81m Max)

Bedroom 1 / Study

19' 10" x 10' 7" (6.05m x 3.23m)

Located on the ground floor.

Bedroom 2

15' 4" x 10' 7" (4.67m x 3.23m)

Bedroom 3

15' 4" x 12' 6" (4.67m x 3.81m)

Bathroom

Bedroom 4 With Ensuite

15' 5" x 12' 4" (4.70m x 3.76m)

Bedroom 5 With Ensuite

15' 5" x 12' 6" (4.70m x 3.81m)

Estate Charges

£0 Ground Rent.

£350 Approx per year.

Agents Note - Furniture

Furniture included within purchase price - should the offer be reasonable. Ask agent for more information

Certificates

EPC, EIC & Checkmate Warranty certificates available.







To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG113764 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: E

view this property online
connells.co.uk/Property/DIG113764

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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