



Floor Layout



Total approx. floor area 1,899 sq ft (176 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



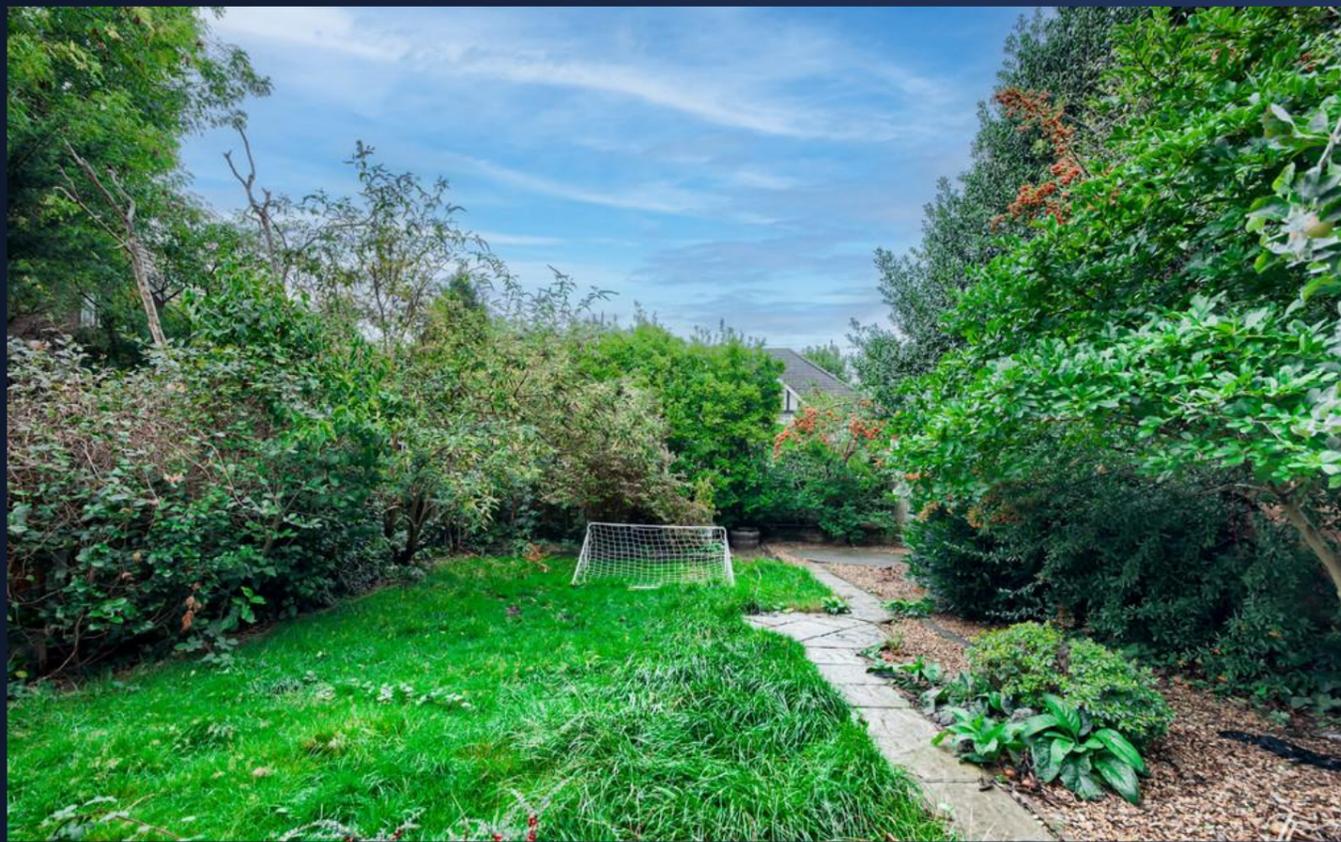
Rotton Park Road

Edgbaston

B16 0LJ

Asking Price **£495,000**

- Five-bedroom semi-detached property
- 1899 Sq. Ft.
- Driveway providing off-road parking
- Private rear garden with patio area



Rotton Park Road,
Edgbaston, Birmingham, B16 0LJ
Asking Price £495,000



Property Description

DESCRIPTION This five-bedroom semi-detached home offers spacious and well-arranged accommodation across three floors, combining traditional charm with practical family living. Set back behind a block-paved driveway, the property benefits from a generous rear garden and a flexible layout, ideal for modern lifestyles. Internal works are required.

This spacious home offers an exciting project opportunity for buyers looking to add their own style and create a property tailored to modern living.

The entrance hallway leads through to a bay-fronted living room, filled with natural light, and a full-width kitchen and dining area at the rear. With direct access onto the garden, this space has the scope to become the heart of the home, ideal for both family life and entertaining once refurbished. A downstairs W/C adds to the practical layout.

Upstairs, the first floor features three bedrooms and a generous family bathroom. The additional bedrooms provide versatile accommodation, perfect for children, guests, or a home office.

The top floor hosts a further two bedrooms with dormer window, making it ideal as a guest suite or private retreat once updated.

Outside, the rear garden is mainly laid to lawn with a patio area, offering scope for landscaping. To the front, a block-paved driveway provides valuable off-road parking.

With spacious accommodation set across three floors and fantastic potential throughout, this property is a superb opportunity for those seeking a project in a popular location.

LOCATION Ideally located for access to Harborne and Edgbaston, this home is convenient for local amenities, transport links, and schooling options. It presents an excellent opportunity for those seeking a substantial home with further scope to add value over time.



Edgbaston is one of Birmingham's most prestigious and sought-after suburbs, offering a distinct blend of established character, green open spaces, and modern convenience. Just a short distance from the city centre, it is known for its wide tree-lined avenues, elegant period homes, and a strong sense of community. The area appeals to a broad range of residents, including families, professionals, academics, and medical staff, owing to its close proximity to the University of Birmingham, Queen Elizabeth Hospital, and Birmingham's central business district.

The location benefits from an excellent mix of lifestyle amenities. Edgbaston Village, centred around Highfield Road and Greenfield Crescent, has become a vibrant hub for independent cafés, acclaimed restaurants, boutique shops, and artisan food outlets. For those who enjoy the outdoors, the area is home to Edgbaston Reservoir, the Birmingham Botanical Gardens, and nearby Cannon Hill Park, all offering green spaces ideal for walking, recreation, and family days out.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: E

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To book a viewing
of this property:

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