



## 106 Rowheath Road

Cotteridge, Birmingham, B30 2EX

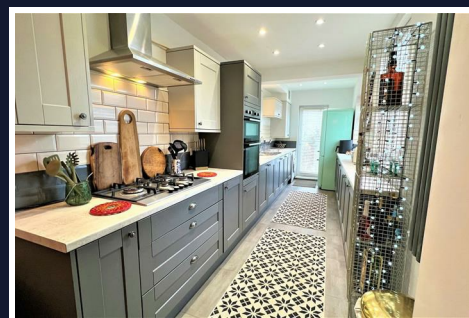
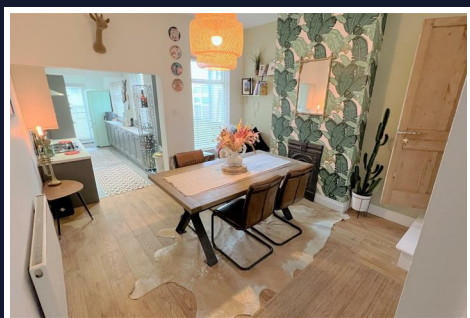
£1,200 Per Month





**\*A SUPERB TWO BEDROOM PERIOD HOME !\*** Located in this much sought-after road in Cotteridge is this beautifully presented, extended and fully updated period home which offers some lovely modern refinements along with lots of character features. Ideally placed for all of the local amenities including Kings Norton and Bournville train stations with its excellent commuter links, a short walk into Cotteridge park, both Cotteridge and Stirchley's high streets close at hand and also the local schools alongside Bournville's historic green and parks.

The house itself has been fully modernised to offer the following; fore garden, front living room with exposed brick and log burning stove, rear dining room with open plan re-fitted extended kitchen and a lovely rear garden. To the first floor there is a good size main bedroom, second bedroom and a stunning re-fitted bathroom. To arrange your viewing please contact our lettings team or please feel free to visit our website for further information.



### Approach

This beautifully presented and extended period mid terrace property is approached via a wrought iron front opening gate to shared pathway with low level brick wall and hedgerows to borders, leading to Cotswold stone low maintenance fore garden and pathway with black and white tiles leading to UPVC composite front entry door with double glazed window above opening into:

### Living Room

12'2" x 12'11" (into bay) (3.73 x 3.95 (into bay))

With engineered hardwood wooden floor covering, feature exposed brick chimney breast with decorative archway and tiled hearth and inset log burning stove, cornice to ceiling, double glazed bay window to the front aspects, in-built storage storing meters to alcoves, further in-built shelving to alcoves, ceiling light point, central heating radiator and oak glazed interior door opening into:

### Inner Lobby Area

With door opening into under stairs storage cupboard and step leading down into:

### Open Plan Dining Room

11'10" x 12'2" (3.63 x 3.73 )

With continued engineered hardwood wooden floor covering, central heating radiator, ceiling light point, stripped pine interior door giving access to stairs to the first floor, inset cast iron original style decorative fireplace, window to the rear aspect and open walkway with step leading into refurbished kitchen.

### Extended Kitchen

19'4" x 6'8" (5.9 x 2.04)

With a contemporary selection of light grey shaker

style wall and base units with roll edge work surface, integrated five ring burner Limona gas hob with in-built stainless steel extractor over, contemporary wall mounted central heating radiator, two double glazed windows to the side aspect, recessed spots to ceiling, circular stainless steel sink and drainer with hot and cold mixer tap, integrated slimline dishwasher, space facility for washing machine, space facility for fridge freezer, tiling to all splash backs, double glazed exterior door giving access to the rear garden, boiler cupboard housing Worcester Bosch combination boiler and tiled floor covering.

### First Floor Accommodation

From the dining room stairs gives rise to first floor landing with two ceiling light points, central heating radiator, enlarged loft access point with pull down ladder and providing plentiful storage space and stripped pine interior doors opening into:

### Bedroom One

12'0" x 11'1" (3.67 x 3.4)

With double glazed window to the front aspect, central heating radiator, ceiling light point with ceiling rose and overstairs storage area.

### Bedroom Two

12'5" x 8'10" (to chimney breast) (3.8 x 2.7 (to chimney breast))

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

### Refitted Bathroom

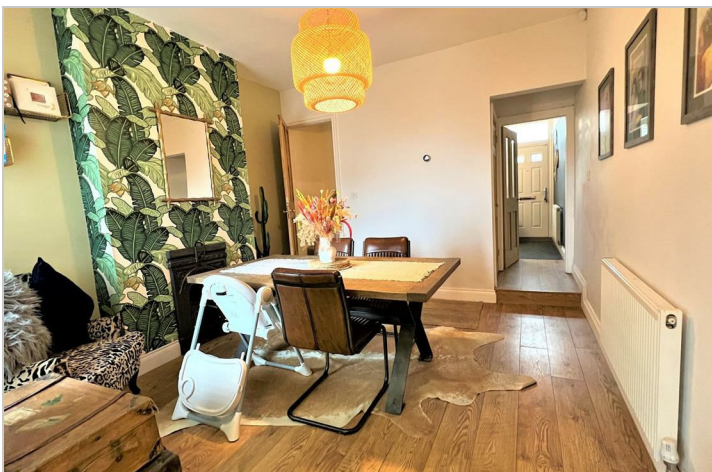
10'5" x 6'9" (3.2 x 2.08)

With a step leading down into contemporary refitted bathroom which offers a four piece bathroom suite comprising panel bath with tongue and groove

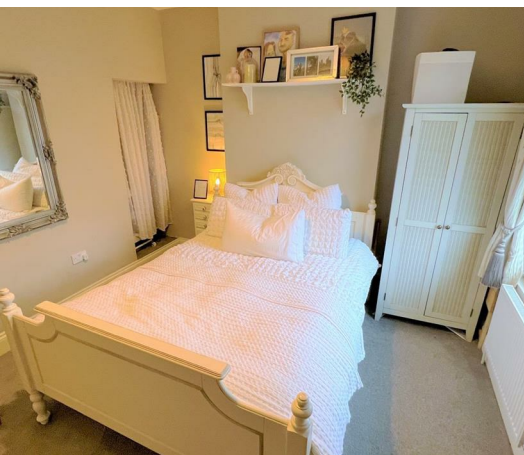
panelling, low flush WC, wash hand basin on pedestal with hot and cold mixer tap, two wall mounted vanity lights with mirror, heated chrome wall mounted towel rail, tongue and groove panelling and tiling to splash back areas, contemporary black glazed walk-in double shower comprising mains power shower over, recessed spots to ceiling, frosted double glazed window to the rear aspect and checker board style black and white tiling to flooring.

#### Rear Garden

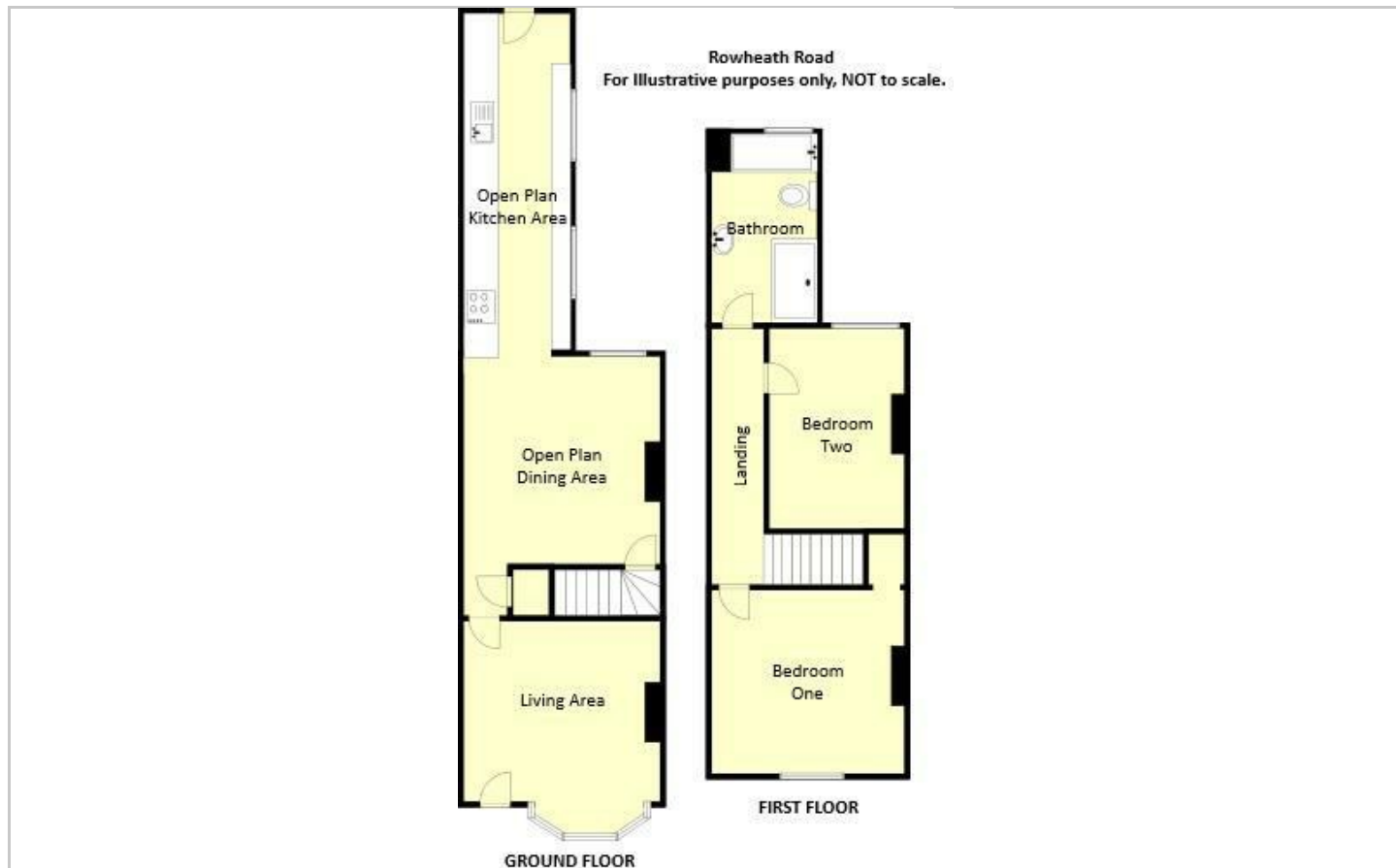
Being accessed from the door in the kitchen with steps leading down to the rear garden area, being laid to mainly mature lawn with raised sleeper borders with flowerbeds leading onto a rear patio area currently housing a pitch roof garden shed and wooden rear access gate to shared pathway and finished with panel fencing to borders.







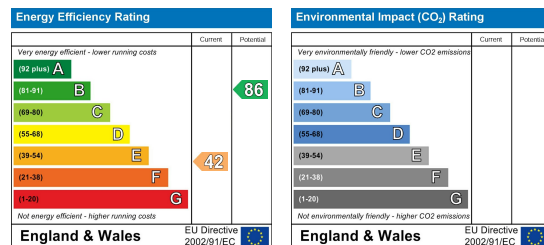
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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