



## 11 Rose Road, Harborne

£525,000 Freehold

Hadleigh Estate Agents are delighted to offer this substantial four bedroom town house for sale. Offered with no upward chain the property is set over three floors, further benefitting from off road parking and garage. In brief the property offers a spacious and modern kitchen diner, along with utility room and internal access to the garage on the lower ground floor. On the ground floor is your main front door access, with generous hallway, spacious lounge, additional bedroom and shower room. To the first floor is the master bedroom boasting ensuite shower room, a further two bedrooms and family bathroom. The property boasts a private garden to the rear.





### **Location**

Rose Road is conveniently located for easy access into Harborne High Street, offering an array of bars, restaurants and local shopping facilities. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Leisure facilities include Harborne Leisure Centre, Harborne Golf Club and the ever popular Edgbaston Priory Club. There are many local private and state schools nearby, including Blue Coat School, Harborne Primary and Chad Vale.

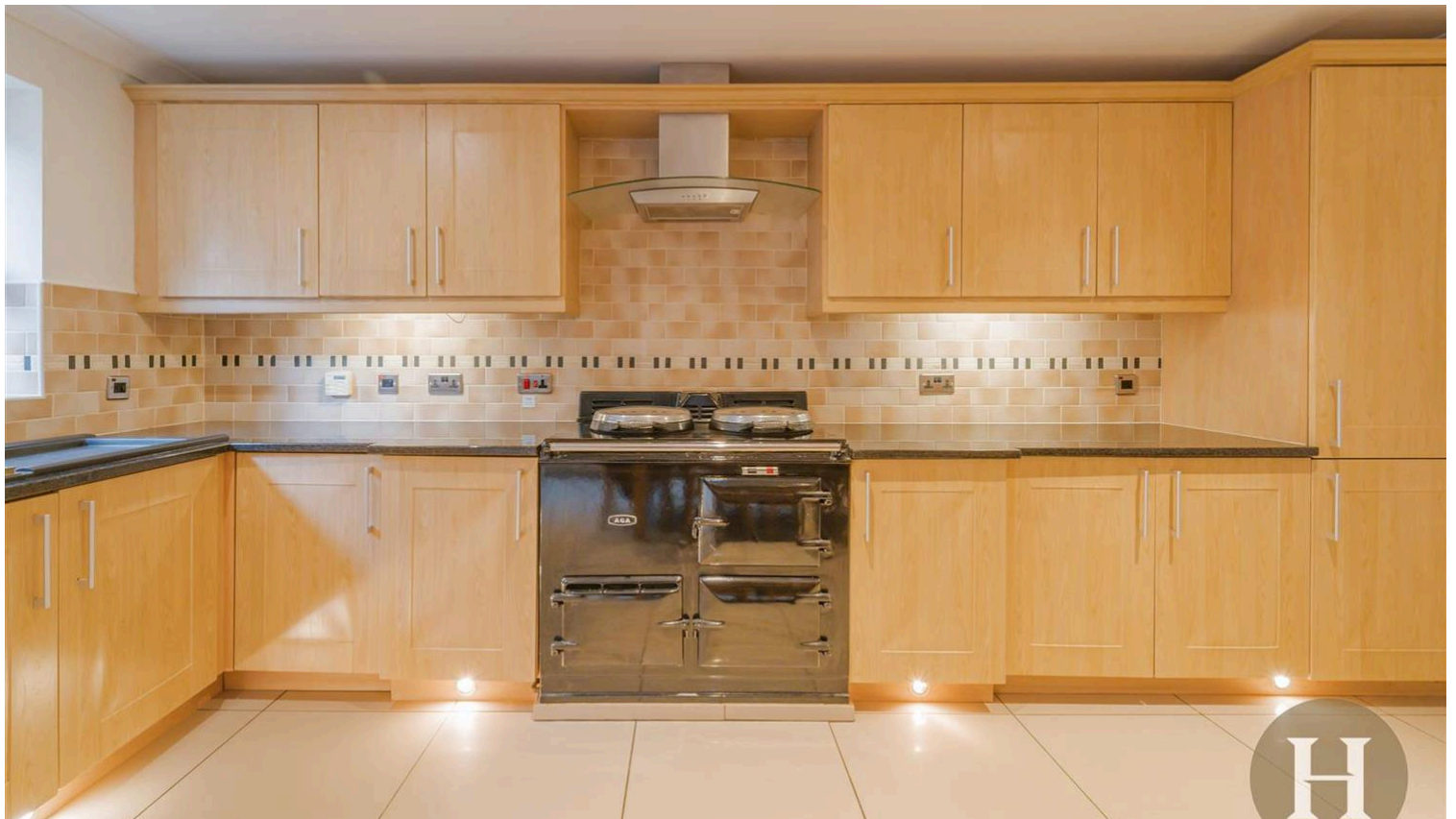
### **Entrance Hallway**

With front door access, the spacious and bright hallway offers stairs to the top floor accommodation, bedroom two, shower room and lounge. Further benefitting from internal storage, ceiling light points, central heating radiator and coving.



### **Kitchen Diner**

This spacious kitchen diner boasts a range of fitted base and wall units, further benefitting from integrated appliances and AGA. Partially tiled splashbacks, tiled flooring and ceiling spotlights. Central heating radiator, window to the rear elevation and doors leading to the patio garden.





### Utility

With partially glazed internal door and obscure glazed door to the front, the utility room offers wall units, sink and plumbing for utilities. Tiled flooring, central heating radiator and ceiling spotlights.

### Lounge

Entering via partially glazed double doors, the spacious lounge offers a feature fireplace and carpeted flooring. Window and French doors to the rear elevation, two ceiling light points benefitting from ceiling Rose and two central heating radiators.

### Bedroom Two

Bay window to the front elevation, central heating radiator, carpeted flooring and ceiling light point. This fantastic bedroom could also be used as an ideal home office or play room.





### **Shower Room**

Partially tiled bathroom suite, with low level flush WC, walk in mains shower cubicle, hand wash basin, towel radiator and ceiling spotlights.

### **Landing**

With a continuation of wooden bannister the top floor landing offers loft access, ceiling light point and carpeted flooring.

### **Master Bedroom**

A fantastic master suite, boasting fitted wardrobes, cabinets and drawers offering ample storage space. Access to the master ensuite, two windows to the rear elevation and two central heating radiators. Carpeted flooring, ceiling light point and spotlight.



### **Ensuite**

Low level flush WC, hand wash basin and walk in mains shower. Extractor fan, towel radiator and being partially tiled.





### Bedroom Three

An excellent double bedroom boasting built in wardrobes, window to the front elevation and central heating radiator. Carpeted flooring, ceiling light point and coving.

### Bedroom Four

Large single bedroom offering window to the front elevation, carpeted flooring, central heating radiator and ceiling light point.

### Bathroom

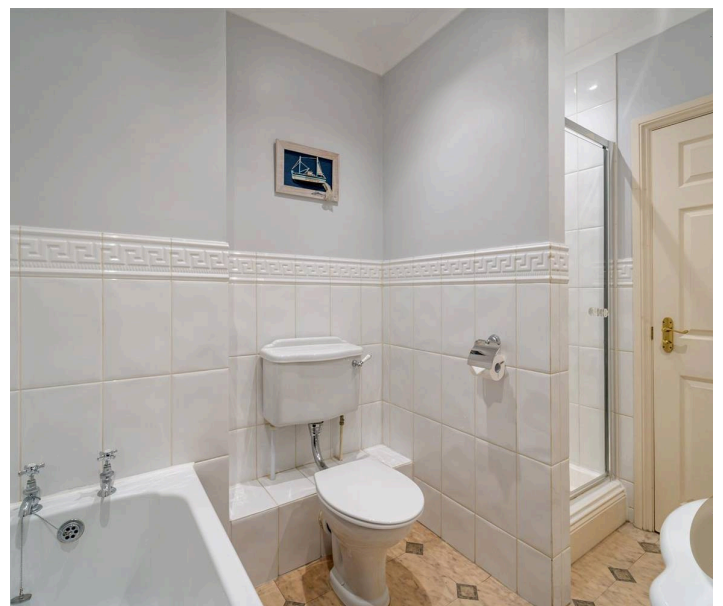
Family bathroom offering walk in mains shower cubicle, additional bath, low level flush WC and handwash basin. Towel radiator, extractor fan and ceiling spotlights.

### Garage

Boasting an up and over electric garage door and internal access. The garage offers lighting and electrics.

### Garden

Private rear garden predominantly consisting of block paved patio area, fenced boundaries and mature shrubs and trees.



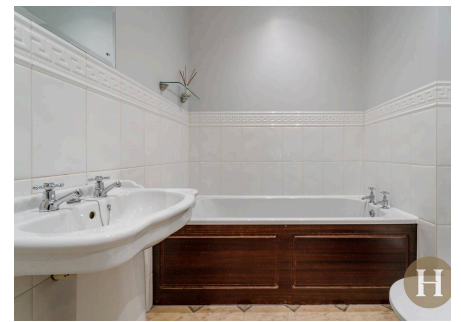


Council Tax band: G

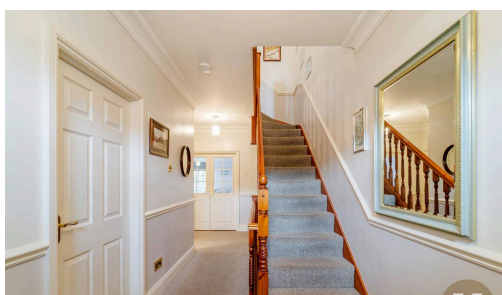
Tenure: Freehold

EPC Energy Efficiency Rating: C

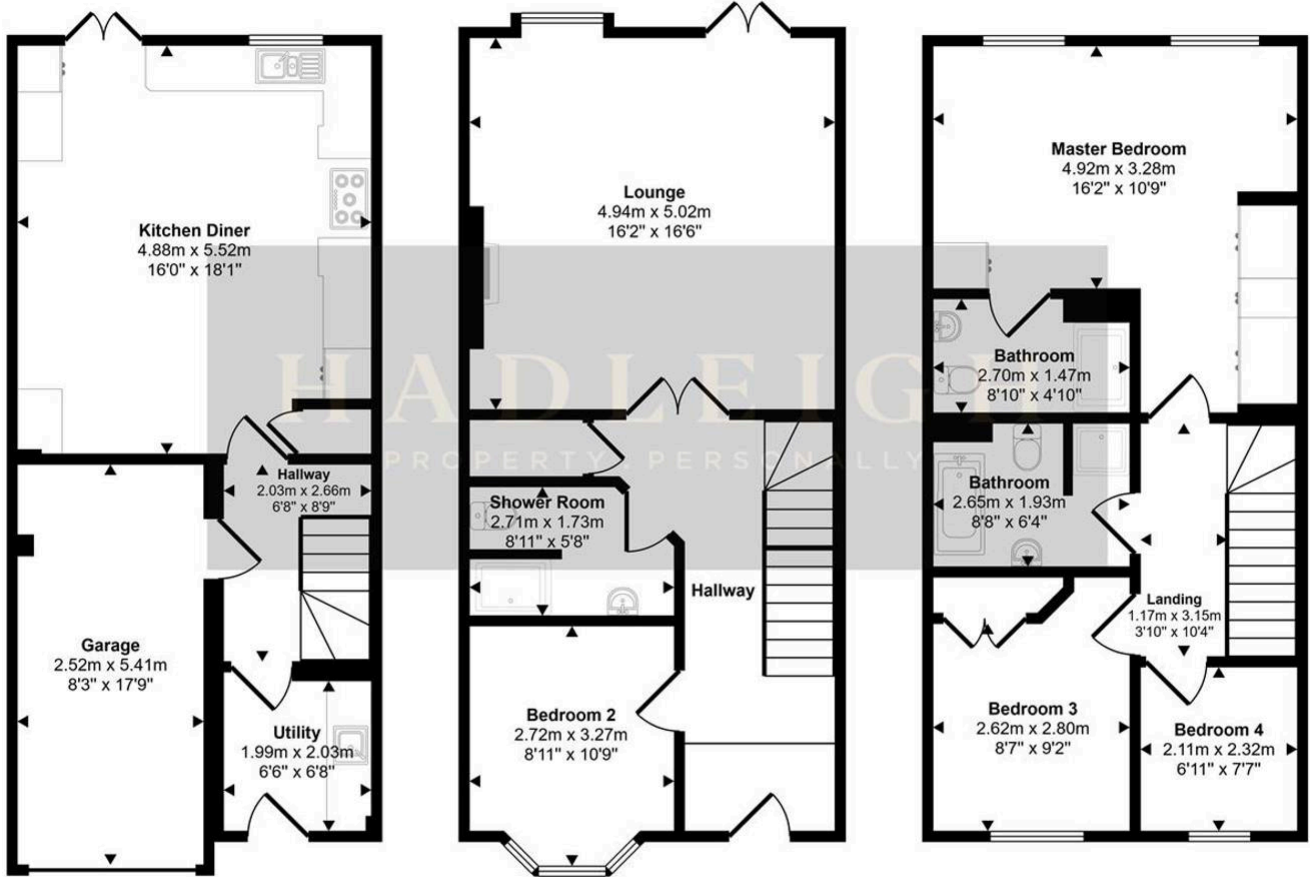
EPC Environmental Impact Rating: C



- › Four bedroom townhouse set over three floors
- › No upward chain
- › Kitchen/diner, utility & integral garage
- › Private garden and off-road parking



Approx Gross Internal Area  
158 sq m / 1706 sq ft



Lower Floor  
Approx 53 sq m / 566 sq ft

Ground Floor  
Approx 54 sq m / 578 sq ft

First Floor  
Approx 52 sq m / 562 sq ft

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.