



## Rose Road

Harborne, Birmingham, B17 9LJ

Price £299,950



- Superbly Presented Traditional Mid-Terraced Property
- Excellent Location Close to Harborne High Street
- Low Maintenance Rear Courtyard
- No Upward Chain
- Two Double Bedrooms
- Refitted Luxury Kitchen and Bathroom Fixtures
- Excellent Links to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - C

# Rose Road

Harborne, Birmingham, B17 9LJ

Price £299,950



A superbly presented traditional mid-terraced property situated in this highly desirable location in the heart of Harborne Village. The property provides spacious internal living accommodation with a range of high specification fixtures and fittings throughout including an excellent kitchen breakfast room to the rear of the property. Ideal for both first time buyers or investment and being sold with No Upward Chain.

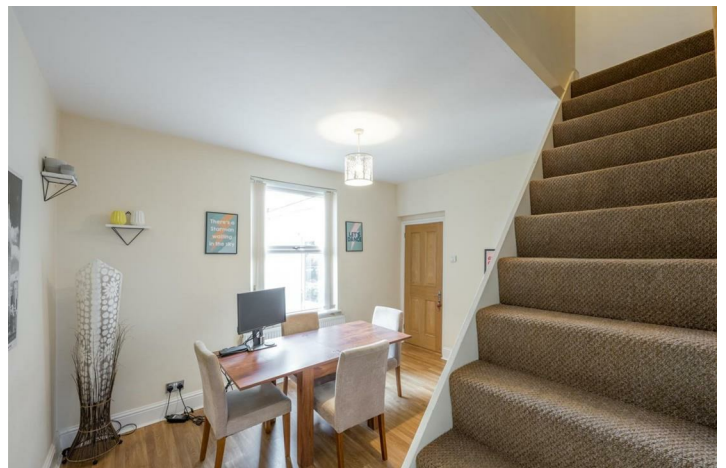
The property provides double glazing throughout and has gas central heating, set back from the road via an enclosed front courtyard that leads directly to the property entrance. The property internally comprises entrance hallway that leads into the traditional front and rear reception rooms, at the rear of the property is a luxurious refitted kitchen breakfast room comprises wall and base level units with complementary work surfaces and splash-back tiling. Appliances include Integrated oven with electric hob and extractor fan above, with integrated fridge and freezer and space and plumbing for washing machine, with access out to the rear courtyard.

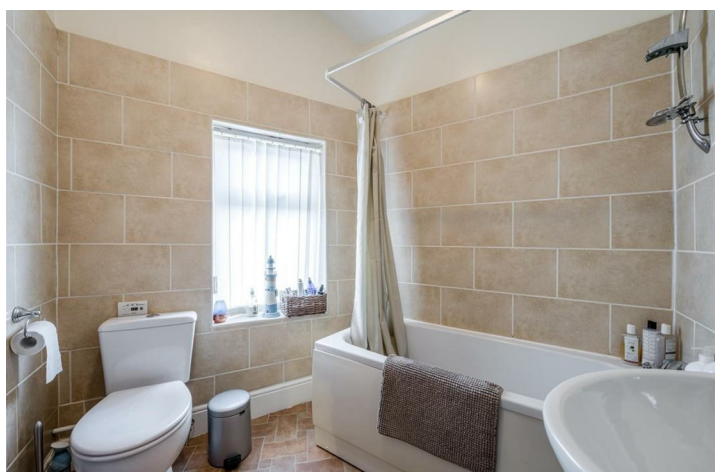
The upstairs accommodation includes two very good sized double bedrooms both with built-in wardrobes and they are perfectly complimented by a partly tiled family bathroom comprising low level WC, wash hand basin, bath with mixer taps and separate shower attachment, with an airing cupboard housing the central heating 'Worcester Bosch' boiler. The property is completed with a low maintenance rear courtyard that provides rear access onto Gordon Road.

The property is situated on this extremely popular residential street in the heart of Harborne Village. Located in very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries.

The property is also positioned perfectly for outstanding schools most notably Harborne Primary, Chad Vale Primary School and the Blue Coat School, whilst Medical professionals and academics will love the proximity to Queen Elizabeth Medical Complex and The University of Birmingham. For those who rely on the motorway network they have the options of the M6, M40 and M42 via M5 around four miles away. Other fantastic points of interest within the local area include Birmingham Botanical Gardens and Edgbaston Priory Club. With the NIA, Symphony Hall and theatres in Birmingham City Centre also easily accessible.

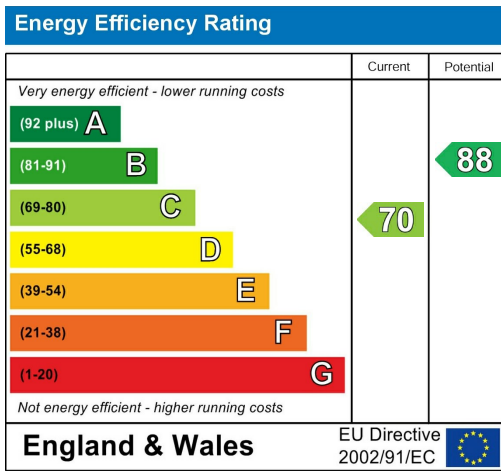
# Floorplan







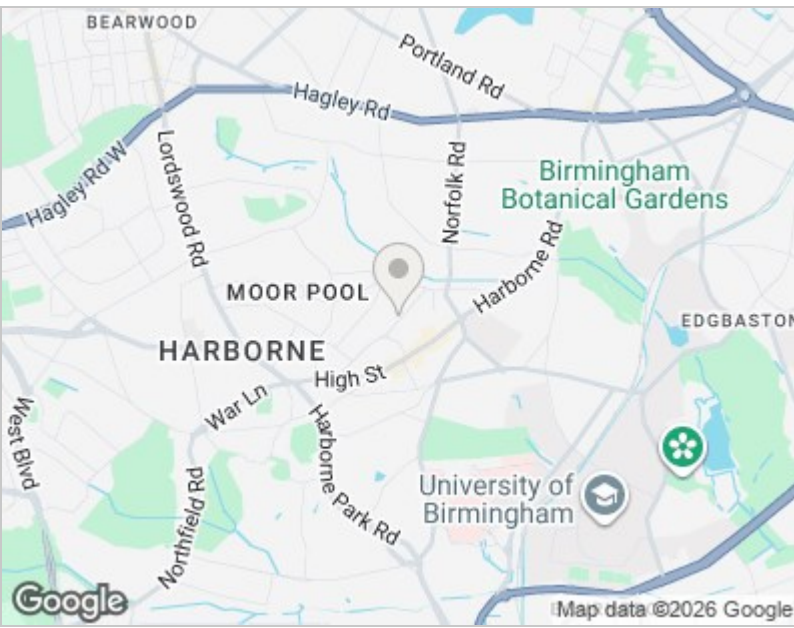
### Energy Efficiency Graph



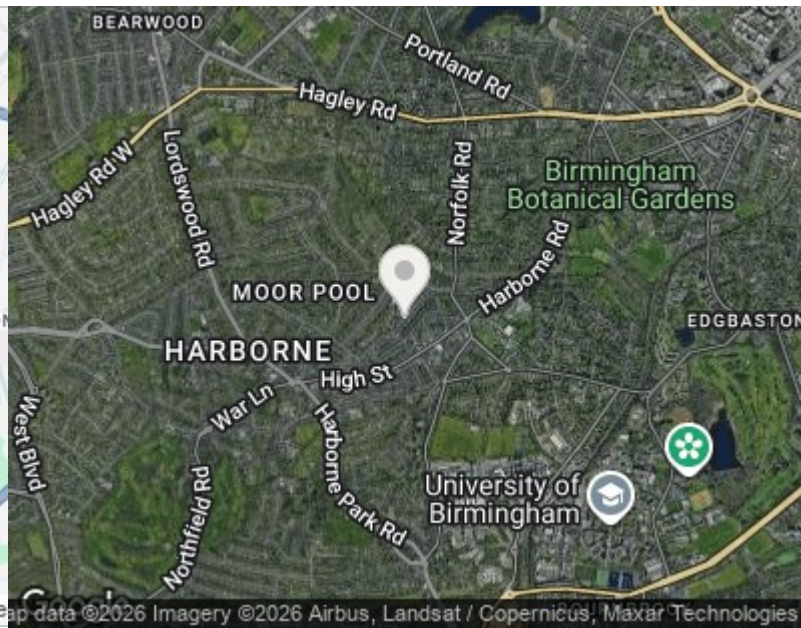
### Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

110 Station Road, Harborne, Birmingham, B17 9LS  
Tel: 0121 647 4233 Email: [harborne@hunters.com](mailto:harborne@hunters.com)  
<https://www.hunters.com>

